



REQUEST FOR QUALIFICATIONS AND DEVELOPMENT PROPOSALS (RFQ-DP)

**For the Development, Construction, Maintenance, and
Operation of Soccer Fields at
Brickyard Road "Parcel 106, Tax Map FN33"
Potomac, Maryland 20854**

January, 2012



ISSUED BY:

**MONTGOMERY COUNTY, MARYLAND
DEPARTMENT OF GENERAL SERVICES
101 MONROE STREET, 11TH FLOOR
ROCKVILLE, MARYLAND 20850**

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- A. April 19, 2011 Land Lease Agreement between Montgomery County Board of Education and Montgomery County, Maryland**
- B. June 9, 2011 Public Comments**
- C. Email input from Local Civic Associations Leaders**
- D. Email input from Community**
- E. May 2, 2011, License Agreement between Montgomery County, Maryland and Nick's Organic Farm, LLC**

I. Overview

Montgomery County, Maryland (“County”) is committed to helping solve the unmet recreation need for soccer fields in Bethesda and Potomac (“Down County area”), to be used by boys and girls under the age of 19 (“Youth Soccer”), and to ensure that this is done in accordance with the vision of the Master Plan, while also addressing community concerns. To that end, the County through its Department of General Services (“DGS”), has issued this Request For Qualifications and Development Proposals (“RFQ-DP”) seeking development proposals (“Proposals”) from applicants (“Applicant”) to develop, construct, operate and maintain soccer field(s) (“Project”) on the “Brickyard Road” property which is 20 acres of undeveloped land legally described as Parcel 106, Tax Map FN33 as shown in Exhibit A of the Land Lease Agreement in Attachment A (“Property”).

The County will review the proposals submitted in response to this RFQ-DP and it will determine whether there is a suitable Applicant to work with the County on the Project. As a result of this RFQ-DP process, the County intends to enter into a License Agreement, or any other agreement(s) deemed necessary by the County to meet its needs for this Project, with the selected Applicant.

The License Agreement will be expressly subject to the terms and conditions of the April 19, 2011 Land Lease Agreement between the Montgomery County Board of Education and the County, as well as any other requirements and specifications required by the County for the Project. A copy of the Land Lease Agreement is attached as Attachment A. Furthermore, the selected Applicant will be solely responsible for all costs and expenses incurred in its development, construction, operation, and maintenance of the soccer fields.

II. Objectives

The County is home to approximately 25,000 youth participating in soccer activities. Due to limited soccer facilities, there is a need for properly built and maintained fields that can operate year round. The County has an ongoing concern about the shortage of rectangular sports fields in the Down County area, especially given the growing youth population and their recreational needs.

The Maryland-National Capital Park & Planning Commission MNP&PC), in its 2005 Parks Recreation Open Space (PROS) Plan, referenced the need for more multipurpose rectangular fields, especially in the Down County area. It calls for an additional 73 multi-purpose rectangular fields in the County by 2020. The PROS Plan can be found at the following link:

http://www.montgomeryparks.org/PPSD/ParkPlanning/Projects/LPPRP/LPPRP_2005/LPPRP_Executive_Summary.pdf

In addition, the Potomac Master Plan, approved by the County Council in 2002, following hearings and work sessions, explicitly recognizes that future school sites offer potential for fulfilling some of the recreation needs of the Potomac Subregion and that all school sites, not otherwise recommended in the Plan for environmental conservation, should be considered for other public uses. The Potomac Master Plan specifically identifies the Property as suitable for ball fields. (Potomac Subregion Master Plan, p.135).

With one-third of the County devoted to agricultural reserve and only 4% of the County otherwise undeveloped, the County is considering sites identified in master plans for suitable uses to meet the greater public needs for rectangular sports fields. At this time, the County's fiscal resources are seriously challenged. Therefore, the County wants to license the use of the Property to the selected Applicant for the development, construction and operation of soccer fields. The Applicant selected by the County must meet the conditions listed in Section IV and address, to the extent reasonably possible, the following objectives (see Attachments B, C, and, D for community concerns):

1. Solve the unmet recreation need for high-quality fields in Bethesda and Potomac developed in accordance with the vision of the Master Plan for Youth Soccer.
2. Provide design of high-quality fields that can be used by youth soccer organizations throughout the year at affordable rates.
3. The County prefers the development of the Property to include at least two FIFA full size soccer fields and an additional community use.
 - a. In recognition that the Property has to this point been the site of an organic farm and that the community has expressed support for a farm or some other community benefit to continue on the Property together with the soccer fields, the County encourages proposals that consider an additional use that may include; some reduced scale of the farm or related education center, community gardens, playground/tot lot, exercise area and fitness trail, or other beneficial use.
4. Alleviate community concerns regarding traffic and parking.
5. Alleviate community concerns regarding Storm Water Management and overall environmental impact.
6. Alleviate community concerns regarding fields operation and management including: service hours, noise, security, and maintenance.



III. Site Location and Description

The Property is located on Brickyard Road between Brent Road and Horseshoe Lane in Potomac, Maryland, Zip Code 20854. The Property, which is surrounded by residential properties, is owned by the Montgomery County Board of Education. It is currently used for organic farming under a License Agreement between the County and Nick's Organic Farm, LLC ("Nick's Organic Farm"). A copy of that License Agreement is attached as Attachment E.

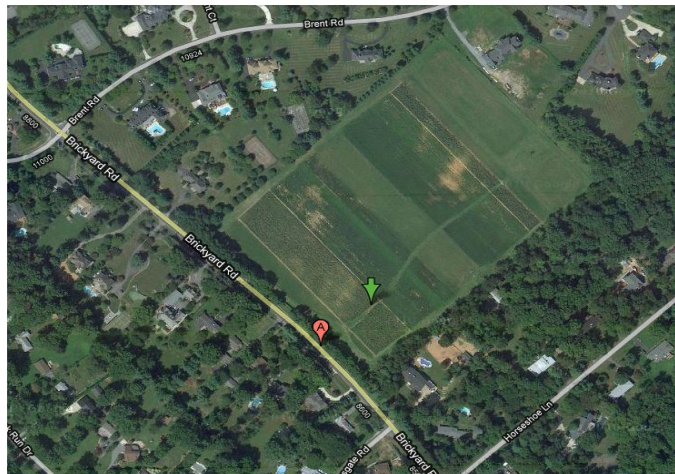


Figure 1 - GENERAL SITE MAP



Figure 2 - FIELD



Figure 3 - Adjacent Road



Figure 4 - Driveway Entrance Gate

IV. Project Description and Conditions

The Project will consist of private development, construction, maintenance, and operation of soccer fields at no cost and expense to the County.

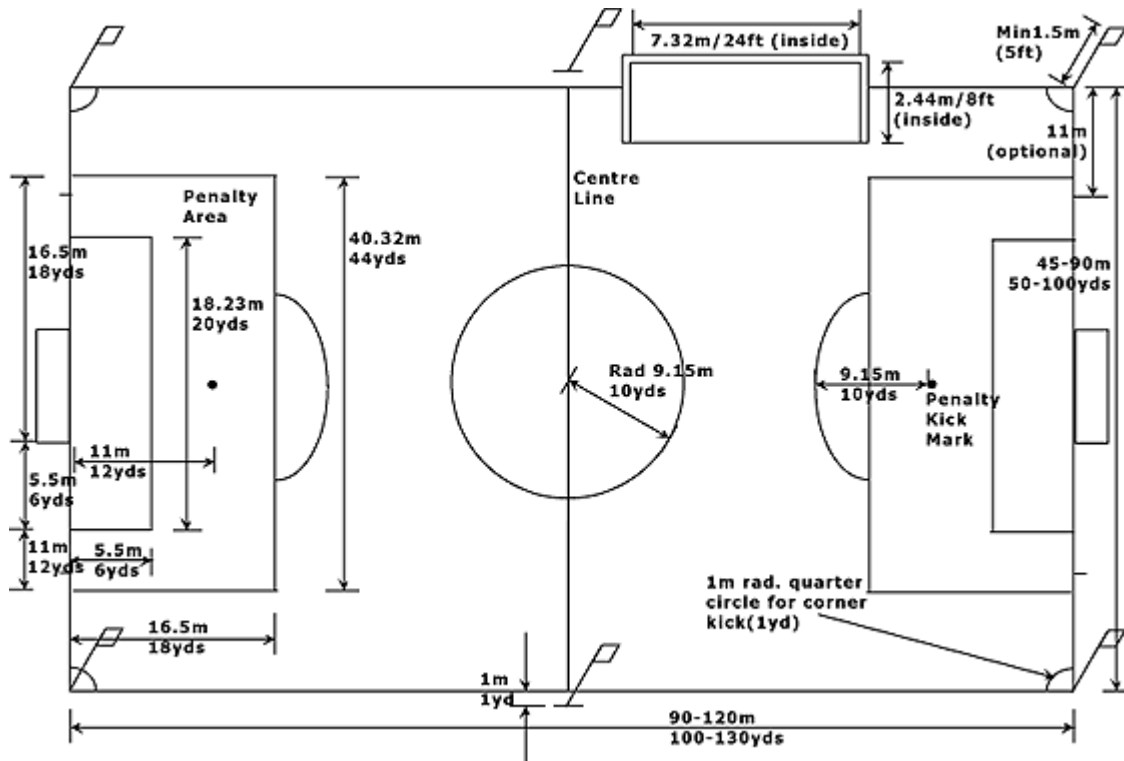
The selected Applicant will be required to execute a License Agreement with the County and pay the County a nominal annual fee in an amount not less than \$1,500 per year.

The selected Applicant will be required to design, construct, operate, and maintain the Property, soccer fields, other dual use facilities, parking facilities, storm water management facilities, and any other required improvements, in compliance with applicable County, State and Federal laws.

No permanent toilet facilities will be permitted on the Property. The selected Applicant must furnish and maintain accessible portable high standard trailer-type restrooms (no Porta-Johns).

The selected Applicant will be responsible for all trash pickup for the Property.

The selected Applicant will be required to build, at a minimum, two FIFA full (or equivalent) size soccer fields in the dimensions set forth on the following sketch:



A Proposal must include a plan to buffer noise and keep balls within the confines of the fields. The County will review and approve all development and noise plans prior to implementation by the selected Applicant.

The following conditions are imposed on the Project:

1. A traffic study must be conducted, by a traffic consultant selected by the Applicant and approved by the County, during the design phase. The traffic study and traffic plan must be submitted to MNCPPC and/or MC-DOT, who may establish traffic control measures.
2. Artificial turf fields are not permitted to be installed on the Property. Only grass fields.
3. No lighting system will be allowed to illuminate the fields.
4. No public address system will be allowed.
5. No activity will be permitted from 9 PM to 9 AM.
6. No more than five (5) tournaments, playoffs, and championship games are permitted to be played on the Property per year.
7. Noise impact analyses will be conducted, by a noise consultant selected by the Applicant and approved by the County, during the design phase as required under the Mandatory Referral Process.
8. No permanent structures will be allowed.

V. Submission Requirements

The Applicant's Proposal must include a complete description of the Applicant's conceptual project design and operational plans. In addition, the Proposal must address how it will satisfy the County's objectives. The County reserves the right to request additional information from an Applicant during the review period.

FAILURE OF AN APPLICANT TO SUBMIT ALL REQUIRED INFORMATION MAY RENDER THE PROPOSAL INCOMPLETE AND INELIGIBLE FOR FURTHER CONSIDERATION BY THE COUNTY.

The Proposal must include the following:

1. Cover Page: The cover page must contain the Request For Qualifications and Development Proposals title, the Applicant's name, and the submission date.
2. Transmittal Letter: The transmittal letter must contain:
 - A. The name, title and contact information of the individual with authority to bind the Applicant. The authorized person must transmit the Proposal along with documentation confirming that the individual is empowered to act for the Applicant as well as documentation of the Applicant's good standing and/or qualification to do business in the State of Maryland if it a corporation, limited liability company or other business required to be registered with the Maryland State Department of Assessments and Taxation ("SDAT").
 - B. A statement that the Applicant registration/membership is open to all boys and girls under the age of 19
 - C. The address of the Applicant's principal place of business, and the Applicant's entity type. If the Applicant is a joint venture, provide the above information for all participants in the Proposal.
 - D. Statement that the Proposal will remain in effect for one year after the due date.
 - E. Statement acknowledging receipt of each addendum that the County may issue to the RFQ-DP.
3. Statement of Qualifications: The response to the RFQ-DM must contain:

- A. Background Information: A description of the Applicant, including the organizational structure, identification of principal staff and governing board members, and length of time it has existed as an organization. For purposes of this request and this Section 3, if the Applicant is a joint venture, information for each entity should be furnished and how the Soccer Field(s) Use, Revenue, and Expense will be managed by the venturers.
 - B. Financial Capability: Description of the Applicant's financial capability to: (1) develop (design and build the facility including soccer fields, parking, and other requirements); (2) maintain the facility; and (3) the ability to operate/program the facility. This section must provide the Applicant's plan to obtain sufficient financing for the development of the Project, the furnishing of accessible portable restrooms, the maintenance of the fields, and the operation of the proposed fields within the requirement established by the Land Lease Agreement between the County and the Montgomery County Board of Education. The Proposal must include the year to date financial statements and audited financial statements for the preceding two years. To the extent there are no audited financial statements available for the Applicant, then the Applicant must submit its unaudited financial statements.
 - C. Project Experience: Description of the Applicant's experience at developing, maintaining and operating a soccer facility. This information must clearly describe the financial structure, size, location, and acquisition method for any referenced soccer facilities. The Proposal must explain the Applicant's compatibility with the community and describe any prior experience partnering/working with local/state/national governmental agencies.
 - D. Program Experience: Description of the soccer programs the Applicant provides for the public, including number of participants, description of participants (such as age, skill level (recreational, elite/travel, etc.), diversity, etc. and the objectives of those programs. The Applicant must demonstrate that its registration/membership is open to all boys and girls under the age of 19.
 - E. References: Include names and addresses of at least three commercial or institutional credit references for the Applicant and any member of the proposed joint venture or partnership and a letter from each of the credit references authorizing them to respond to inquiries from the County.
4. Concept Statement: This section must describe the Applicant's concept for the Project and how this concept meets the County's objectives. This concept

statement must identify the following:

- A. Illustration of the proposed layout, square footage (including a breakdown describing the type and use of field area) and other characteristics of the development of the soccer field(s) facility.
 - B. Project budget showing funds and funding sources for initial design and construction costs and long-term annual operating costs. The budget must include but not be limited to cost, revenue and inflation assumptions, for:
 - Soft and hard costs to construct the fields;
 - Maintenance costs;
 - Equipment costs; and
 - Revenues from membership fees and other sources;
 - Expenditures, including lease and other payments including utility costs and other operating costs
 - C. A statement of whether the proposed development is contingent on any County or State government action (e.g., regulation changes, public funding-grants, loans, etc.) and a listing of these contingencies.
5. Programming Commitment: Describe how the programs conducted by the Applicant's Use of the Property will support and contribute to the objectives listed in Section II above. Describe the operation of the fields including hours of operations and services provided to private use (members) and the public at large (for example educational programming, youth programming, etc.).
 6. Electronic Files: In addition to paper copies, one copy of the entire Proposal must be submitted to the County in PDF format on a CD-ROM as one single file.

VI. Evaluation Criteria

Upon receipt of the Proposals, the County will review and evaluate the Proposals. Interviews may be conducted with the Applicants, at the County's discretion. The County's goal is to select the Proposal that best meets the County's objectives and conditions outlined in this RFQ-DP.

VII. Administration of the Proposals.

Proposals are due by **2:00 pm, on March 1, 2012**. The County, in its sole and absolute discretion, may elect to negotiate with more than one Applicant at the same time until an agreement satisfactory to the County is negotiated with an Applicant.

Any amendments to this RFQ-DP will be posted on the Department of General Services' website which can be located at the County's website at

www.montgomerycountymd.gov. It is an Applicant's responsibility to check for amendments to the RFQ-DP prior to submitting its Proposal to the County.

The County has established the following preliminary schedule for review of the Proposals, but reserves the right to amend this schedule or, at its sole discretion, to cancel the RFQ-DP at any time.

RFQ-DP Release	January 10, 2012
Site Tour (Optional)	February 6, 2012
Deadline for Questions	February 16, 2012
Proposal Submission Date	By 2:00 PM, March 1, 2012
Applicant Interviews	April /May 2012
Negotiations with Applicant(s)	May/June 2012
Selection of Applicant	June/July 2012

VIII. Submittal Instructions

All Proposals must include one original and seven (7) copies in 8½" by 11" format with no smaller than 11-point font. Submissions must be bound and sealed, and must be mailed or delivered to:

Kassa Seyoum
Division of Building Design and Construction
Montgomery County Department of General Services
101 Monroe Street, 11th Floor
Rockville, MD 20850

The envelope must state "***RFQ-DP: Brickyard Road Soccer Fields.***" Written Proposals will be evaluated upon only what is submitted, and it is incumbent upon the Applicant to submit sufficient information to enable the County to fully evaluate the Applicant's capabilities and experience. Proposals received after the date and time specified will be rated as late and may not be considered by the County, although the County reserves the right to accept a Proposal submitted after the Proposal Submission Date. The County will not accept faxed Proposals or Proposals sent via e-mail. Unless requested by the County, additional information cannot be submitted by an Applicant that has submitted a Proposal after the Proposal Submission Date.

Proposals submitted prior to March 1, 2012 may be withdrawn only by written notice to the County. Withdrawn Proposals may be resubmitted up to Proposal Submission Date, provided that the Proposal is fully in conformance with this RFQ-DP.

Any modified Proposal must be submitted at the place, and prior to the time, designated for receipt of Proposals.

IX. Optional Pre-Submission Conference & Tour

There will be an optional pre-submission conference and Site Tour on February 6, 2012. The conference will begin at 1:00 p.m., at the Potomac Community Recreation Center followed by a Property tour. The County will not provide transportation to or from the Property.

X. Conditions and Limitations

The County leases the Property from the Montgomery County Board of Education under a Land Lease Agreement dated April 19, 2011 (“Lease”). The validity of the Lease is currently the subject of A LEGAL CHALLENGE PENDING BEFORE THE MARYLAND STATE BOARD OF EDUCATION. THE CASE IS CAPTIONED NICHOLAS MARAVELL, ET AL. v. MONTGOMERY COUNTY BOARD OF EDUCATION. If the Lease is determined to be void, illegal or otherwise unenforceable, or if a temporary restraining order or permanent injunction is issued against the Montgomery County Board of Education and/or the County, this RFQ-DP and any License Agreement executed through this RFQ-DP process automatically terminates with no cost, liability or obligation to the County.

The County reserves the unilateral right, in its sole and absolute discretion, to reject any or all Proposals, which may or may not include a dual use of the property, submitted in response to this RFQ-DP, advertise for new Proposals, or to accept any Proposal deemed to be in the best interest of the County. A Proposal submitted in response to this RFQ-DP does not constitute a contract or an acceptance of an offer. This RFQ-DP does not constitute an offer and does not indicate or otherwise reflect a commitment of any kind on behalf of the County. The County further reserves the right to request clarification of information provided in any Proposal submitted in response to this RFQ-DP without changing the terms of this RFQ-DP. This RFQ-DP does not represent a commitment or offer by the County to enter into a License Agreement or any other agreement with an Applicant or to pay any costs, fees, and expenses incurred by an Applicant in the preparation or submission of a Proposal. Furthermore, this RFQ-DP does not commit the County to pay for any costs, fees, and expenses incurred in the negotiation or in preparation of, or related to, a License Agreement or any other agreement between the selected Applicant and the County.

By submitting a Proposal to this RFQ-DP, Applicants acknowledge that the County reserves the right, in its sole and absolute discretion, to impose on the selected Applicant any terms, conditions, requirements, and specifications (collectively “Requirements”) that the County deems necessary to fulfill its objectives for the Project and that those Requirements will be incorporated into the License Agreement and any other agreements executed by the selected Applicant and the County for the Project.

Questions regarding this request must be in writing and directed, via email, to **Kassa Seyoum** at kassa.seyoum@montgomerycountymd.gov or by fax 240-777-6003.

In its sole discretion, the County may post its responses to questions it receives about the RFQ-DP on the County's DGS website. Applicants are encouraged to check the DGS website before they submit Proposals to this RFQ-DP.

The Proposals, and any information made a part of the Proposals (specifically excluding financial information of the Applicants), will become a part of the Project's official files. The County is not obligated to return the Proposals or other responses to the Applicant.

If an Applicant contends that any part of its Proposal is proprietary or confidential, and therefore disclosure is limited under the Maryland Public Information Act, Md. Code Ann. State Gov't §§10-611 *et seq.* ("MPIA"), the Applicant must identify all information that is confidential or proprietary and provide justification for why such materials should not be disclosed by the County under the MPIA. The County, as custodian of Proposals submitted in response to this RFQ-DP, reserves the right to determine whether or not material, deemed proprietary or confidential by the Applicant, is, in fact, proprietary or confidential as required by the MPIA, or if the MPIA permits nondisclosure. The County will favor disclosure of all Proposals in response to any request for disclosure made under the MPIA.

Applicants must familiarize themselves with the Property and form their own opinion as to its suitability for any proposed development on the Property. The County makes no representation as to the Property. The County assumes no responsibility for Property conditions including, but not limited to: environmental and soil conditions on the Property. Applicants are responsible for their own background investigations as to restrictions, if any, bearing upon title, zoning, subdivision, transportation, developability, utilities and physical conditions at the Property. Soils tests and other invasive tests may not be conducted upon the Property during the review and negotiation stage.

Applicants are subject to the provisions of law pertaining to ethics in public contracting including, but not limited to, the applicable provisions of Chapter 19A.

XI. Minority, Female and Disabled Participation

The County encourages Applicants to include, where possible, meaningful minority, female and disabled ("MFD") participation in the proposed Project. This participation could include, but not be limited to, the Applicant teaming with MFD instructors, builders and subcontractors.

Attachment A

Attachment A

LAND LEASE AGREEMENT

BETWEEN

MONTGOMERY COUNTY BOARD OF EDUCATION

AND

MONTGOMERY COUNTY, MARYLAND

DATED: 4/19/11

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LAND LEASE AGREEMENT

THIS AGREEMENT OF LAND LEASE, made this _____ day of _____, 2011, by and between MONTGOMERY COUNTY, MARYLAND hereinafter referred to as "the County" or "Tenant", and MONTGOMERY COUNTY BOARD OF EDUCATION, hereinafter referred to as "Landlord". (The Landlord and the County together the "Parties")

WITNESSETH

In consideration of the rents hereinafter reserved, and the agreements and covenants herein contained, the Parties hereto mutually agree as follows:

1. THE LEASED PREMISES:

The Landlord hereby leases to the County and the County hereby leases from the Landlord all of that real property, situate and lying in Montgomery County, Maryland, which consists of Twenty Acres (20) of land located on Brickyard Road, Tax Map FN33, Parcel 106 as shown in EXHIBIT A.

2. TERM:

The term of this Land Lease (the "Lease Term") shall commence ("Lease Commencement Date") on or about April 1, 2011, and shall terminate at 12:00 o'clock, midnight, on the last day of the calendar month which completes Ten (10) full years of tenancy hereunder, plus the partial month (if any) in which the Lease Commencement Date occurs. [i.e. April 30, 2021]

3. BASIC RENT:

The County shall pay or cause to be paid to the Landlord the annual amount of Fifteen Hundred Dollars (\$1,500) paid annually at the rate of One Thousand Five Hundred dollars (\$1,500) by April 1 of each year.

4. USE:

County or its agents shall use the Leased Premises solely for ballfields and improvements associated with that use such as a parking lot and an amenity facility.

5. COMMUNITY NOTIFICATION:

At least 30 days prior to issuance of a Request for Expression of Interest, the County shall publicly notify the community of County's intent to develop ballfields. This notice shall include, but not necessarily be limited to, notification of adjacent and confronting property owners of the subject site and applicable community/homeowners associations by first class mail.

6. FORMER AGRICULTURAL TENANT:

In accordance with the Landlord's official action approving this transaction, the County agrees to permit the former agricultural tenant known as "Nick's Organic Farm" to plant and harvest on the Leased Premises during the 2011 growing season through January 1, 2012 via a sublease.

7. COUNTY'S PROPERTY DAMAGE AND LIABILITY INSURANCE:

A. The County shall self-insure. The liability of the County and the Montgomery County Self-Insurance Program is limited by the Local Government Tort Claims Act ("LGTCa"), MD. Ann. Code, Cts & Jud. Proce. Sec. 5-301 et seq. (2006 Repl. Vol) as amended (the "LGTCa").

B. The County agrees that it will not keep in or upon the Leased Premises any article which may be prohibited by the standard form of fire or hazard insurance policy and shall not do or permit to be done any act or thing as a result of which either any policy of insurance of any kind covering any or all of the Property or any liability of the Landlord in connection therewith may become void or suspended or the insurance risk under any such policy would be made greater and in the event the County's occupancy causes any increase in the insurance premiums for the Building or any part thereof, then the County shall pay as Additional Rent the additional premiums within ten (10) days after Landlord notifies County of such increase or cease such act at Landlord's option.

C. All the improvements, equipment, effects and property of every kind, nature and description belonging to the County which, during the continuance of this Lease or any occupancy of the Leased Premises by County, shall be at the sole risk of County and if the whole or any part thereof shall be destroyed or damaged by fire, water or otherwise, or by the leakage or bursting of water pipes, steam pipes, or other pipes, by theft, or from any other cause, no part of said loss or damage is to be charged to or to be borne by Landlord unless due to the negligent act of Landlord, its employer or agents- or failure to comply with its obligations hereunder.

D. The Parties hereby waive any right of subrogation against the other to the extent that the liability arises from a cause covered by insurance, notwithstanding that such loss, damage or liability may arise out of the negligent or intentionally tortious act or omission of the other party, its agents, contractors, invitees or employees, and only to the extent of the insurance proceeds recovered, provided that the Parties' insurance policies permit such waiver.

8. LANDLORD'S PROPERTY DAMAGE AND LIABILITY INSURANCE:

A. The County and the Montgomery County Board of Education agree to indemnify and hold each other harmless from any liability, damage, expense, cause of action, suits, claims or judgments arising from injury to persons or property or otherwise which arises out of the act, failure to act, or negligence of the indemnifying party in connection with or arising out of the activity which is the subject of this Agreement. Any obligation or liability of either the County or the Board of Education arising in any way from this Agreement is subject to, limited by, and contingent upon the appropriation and availability of funds, as well as the damage caps and notice requirements stated in the Maryland Local Government Tort Claims Act, MD. Code Ann., Cts. & Jud. Proc. §5-301, et seq. (2006 Repl. Vol.) (the "LGTCa"); Md. Code Ann. Art. 25A, §1A (2005 Repl. Vol.); Md. Code Ann., Educ. Sec. 4-105 (2008 Repl. Vol.); and Md. Code Ann., Cts & Jud. Proc. § 5-509 and § 5-518 (2006 Repl. Vol.), all as amended from time to time. Any indemnification given in this Agreement is not intended to create any rights in any third parties.

Attachment A

B. The County and the Montgomery County Board of Education will continue as participants in the Montgomery County Self-Insurance Program and will give the other party thirty (30) days advance notice if such participation changes. In the event of the Board of Education's withdrawal from the Montgomery County Self-Insurance Program, the County reserves the right to change the mandatory insurance and indemnification requirements. The County and the Board of Education agree to accept that this self insurance meets all insurance requirements of this Agreement.

9. ACCESS:

Landlord or Landlord's agents shall have the right to have access to the Leased Premises upon reasonable notice which may be verbal (except in the event of emergency to County) for the purpose of inspection or in the event of fire or other property damage or for the purpose of performing any maintenance or repairs.

10. HAZARDOUS MATERIALS:

The County or its Licensee shall not deposit or dispose of any such wastes, medical byproducts or any hazardous or toxic chemicals or substances (as defined by applicable governmental regulations and laws) in toilets, sinks, plumbing lines, waste containers, trash dumpsters or other trash collection or receptacles and shall be in accordance with applicable Laws and Regulations.

11. MAINTENANCE AND REPAIRS:

The County shall be responsible for all maintenance to the Leased Premises. If required, the County will obtain all necessary permits and licenses for any construction.

12. RECLAMATION:

Based on the sole determination of the Board of Education that the property is needed for school purposes, the Landlord may reclaim the Leased Premises for educational use by giving the County Two (2) years notice in writing.

13. ALTERATIONS, ADDITIONS AND IMPROVEMENTS:

County or its Licensee will not make any alterations (including signage) or improvements of any kind to the Leased Premises without the Landlord's written consent, which consent to, and conditions and requirements for construction within the building, shall not be unreasonably withheld, conditioned, or delayed.

14. NOTICE OF DEFECTS:

When the County or its Licensee becomes aware of defects, County shall provide Landlord with prompt notice of accidents on or damages to the property.

15. SURRENDER OF THE LEASED PREMISES:

County covenants at its sole cost and expense, at the expiration or other termination of this Lease: to remove all goods, equipment, personal property and effects from the Leased Premises not the property of Landlord; to remove all non-standard alterations, except as Landlord has agreed with County to leave in the Leased Premises; to put the Leased Premises in good order and repair, reasonable wear and tear excepted; and to yield up to Landlord the Leased Premises and all keys, gate cards, security cards, locks and other fixtures connected therewith in good repair, order and condition in all respects, reasonable wear

Attachment A

and tear and damage by fire or other casualty, not caused by County's act or neglect, excepted. Any of County's equipment, non-standard alterations, goods, personal property and effects not so removed may, at Landlord's election and without limiting Landlord's right to compel removal thereof, be deemed abandoned and may be retained by Landlord as its property or be disposed of at County's sole cost and expense, without accountability, in such manner as Landlord may see fit. A fee of \$15.00 each will be charged for keys, gate cards and security cards not returned to Landlord.

16. DEFAULT:

A. By County: In the event that rent, or any installment thereof, shall remain unpaid after it becomes due and payable, for ten (10) days after written notice to the County for same, to keep and perform each and every one of the terms, conditions and covenants contained herein, and such failure or neglect continues for more than thirty (30) days (or such period as may reasonably be required to correct the default with exercise of due diligence,) after written notice to County from the Landlord specifying the default, then at the option of the Landlord, the Landlord or his assigns may proceed to recover possession under the laws of the State of Maryland. Landlord may also pursue any rights and remedies available for such default under the laws of the State of Maryland.

B. By Landlord: In the event that the Landlord or his assigns shall fail or neglect to keep and perform each and every one of the covenants, conditions, and agreements contained herein, and such failure or neglect is not remedied within thirty (30) days (or such period as either otherwise provided herein on as may reasonably be required to correct the default with exercise of due diligence) after written notice by certified or registered mail, return receipt requested, from the County specifying the default, then the County at its' option, may pursue any and all legal remedies available to the County.

C. No default as hereinbefore provided shall be deemed complete unless at the time Landlord or County seeks to take any action based upon such alleged default the same shall remain uncured by the defaulting party.

17. HOLDOVER:

In the event the County continues to occupy the Leased Premises or any part thereof after the conclusion of the term of this Lease, the County's tenancy shall be deemed to be upon a month-to-month basis. The tenancy thus created shall be subject to all applicable terms and conditions of this Lease, including any rental increases, in excess of those set forth in this Lease, as determined by Landlord, at Landlord's sole and absolute discretion and may be terminated by either party providing the other not less than thirty (30) day's prior written notice, to expire the day of the month from which tenancy commenced.

18. QUIET POSSESSION:

Contingent on the performance of all covenants, conditions and agreements herein contained to be performed on County's part, County shall at all times during the term of this lease and to any renewals, extensions or modifications thereof, have the peaceable and quiet enjoyment and possession of the Leased Premises for the purposes herein cited.

19. STATUTORY PROVISIONS:

It is understood, agreed and covenanted by and between the Parties that the Landlord and County, as their interests may appear and at their respective expense, will promptly comply with, observe and perform all of the requirements of all applicable Federal, State, County and Local statutes, ordinances, rules, orders and regulations in effect during the Lease Term.

20. NO WAIVER:

The waiver at any time by the Landlord or County of any particular covenant or condition of this Lease shall extend to the particular case only, and for the particular time and in the particular manner specified, and such waiver shall not be construed or understood as waiving any further or other rights of any character whatsoever.

21. NON-APPROPRIATION:

This Lease Agreement shall terminate automatically on July 1 of any year for which Montgomery County Council does not make an appropriation of funds to pay the obligations stated in this Lease. The County shall notify the Board of Education at least thirty (30) days written notice of lack of appropriation. The County shall not make or to be entitled to make any claims for reimbursement of any kind, except for prepaid items or as otherwise agreed to in this Lease in writing by the Parties.

22. ASSIGNMENT AND LICENSING:

The County may assign this Lease or License the Leased Premises with the written consent of the Board of Education, provided that such consent will not be unreasonably withheld, conditioned or delayed. The County agrees that in any sub-lease, license, or other use agreement for the Leased Premises, it shall require the sub-lessee/ licensee/ user to indemnify the Landlord as well as the County. The County shall also require its sub-lessee/licensee/user to not knowingly employ an individual to work or a volunteer to participate in activities on the premises if he is a registered sex offender, or if he has pleaded (1) guilty, (2) "no contest," or (3) nolo contendere to a crime involving sexual misconduct (whether or not resulting in a conviction). The County agrees that the above requirements are not unreasonable.

23. BENEFIT AND BURDEN:

The provisions of this Lease shall be binding upon, and shall inure to the benefit of the Parties and each of their respective representatives, successors and assigns.

24. WAIVER OF JURY TRIAL:

Should any controversy, action, proceeding or counterclaim arise by and between the Parties hereto against the other concerning any of the terms and conditions contained in this Lease, the payment of monies due hereunder, issues in any way connected with this Lease, County's use or occupancy of the Leased Premises, any claim of injury or damage or any statutory remedy, then each of the Parties hereby knowingly, voluntarily and intentionally waives its right to a jury trial and freely elects to be tried by a court of competent jurisdiction without a jury in the State of Maryland, Montgomery County.

25. SIGNAGE:

The County or its Licensee shall supply signage at its expense and subject to applicable laws and regulations.

26. NON-DISCRIMINATION:

Landlord agrees to comply with the non-discrimination policies in County contracts as required by Section 11B-33 and Chapter 27 of the Montgomery County Code (2004), as amended, as well as all

Attachment A

other applicable state and federal laws and regulations regarding employment discrimination. The Landlord assures the County that in accordance with applicable law; it does not, and agrees that it will not discriminate in any manner on the basis of race, color, religious creed, sex, marital status, national origin, ancestry, disability, sexual orientation or genetic status.

27. PUBLIC EMPLOYMENT:

Landlord understands that unless authorized under Chapter 19A and Section 11B-52 of the Montgomery County Code (2004), as amended, it is unlawful for any person transacting business with Montgomery County, Maryland, to employ a public employee for employment contemporaneous with his or her public employment.

28. TERMINATION FOR FAILURE TO COMPLETE THE PROJECT:

This Lease shall be subject to termination if the County (or its private partner) fails to meet either of the following milestones:

1) By midnight on the date that is two years from the lease commencement date, the County must have a fully executed agreement with a private partner that requires the private partner to construct and operate ballfields on the Leased Premises; or

2) By midnight on the date that is five years from the lease commencement date, the private partner must have completed the construction of said ballfields and have them operational.

In order to terminate the Lease, the Parties shall countersign a letter acknowledging the lease termination pursuant to the operation of this clause.

29. MAIL NOTICES:

All notices required or desired to be given hereunder by either party to the other shall be given certified or registered mail, postage prepaid, or sent by facsimile addressed to Landlord or County respectively. Notice to the respective Parties shall be addressed as follows:

LANDLORD:

Montgomery County
Board of Education
850 Hungerford Drive
Rockville, Maryland 20850
Attention: Director of Facilities
Management

COUNTY:

Montgomery County, Maryland
Office of Real Estate
101 Monroe Street, 9th Floor
Rockville, Maryland 20850

With copy that does not constitute a notice:

Office of the County Attorney for Montgomery County, Maryland
101 Monroe Street, 3rd Floor
Rockville, Maryland 20850
Attn: County Attorney

[SIGNATURE PAGE FOLLOWS]

Attachment A

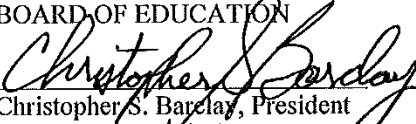
WITNESS WHEREOF, the Parties hereto have caused this LEASE to be properly executed.

WITNESS:

By: 
Jerry D. Weast, Secretary


LANDLORD:

MONTGOMERY COUNTY
BOARD OF EDUCATION


Christopher S. Barclay, President

Date: 4/19/11

Approved by the Board of
Education of Montgomery County



Jerry D. Weast, Superintendent of Schools

Date: 4/19/11

WITNESS:

By: 

MONTGOMERY COUNTY
MARYLAND

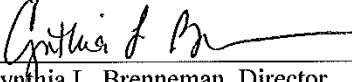
By: 
Timothy Frestine
Chief Administrative Officer

Date: 4/5/2011

APPROVED AS TO FORM & LEGALITY

By: 

RECOMMENDED:

By: 
Cynthia L. Brenneman, Director

Date: 4/4/11

Attachment B

Complimentary Amenities: RFP Work Session Comments

1. Restrooms (no portal-johns)
2. Water fountains (that work)
3. Picnic Pavilion w/shade - either a roof or trees
4. Organic farm
5. Organic community garden
6. Education about farming for MoCo kids
7. "Food for the future"
8. Track or walking path
9. Cross country track
10. Free access to the amenities when not being used for organized (charged for) sports
11. Playground or tot lot (always accessible)
12. No chemical treatments on grass
13. No lights – no amplification
14. No artificial turf
15. Community garden
16. Trash recycling bins
17. Poop bag holder for dog walkers
18. Safer lawns.org
19. More park like environment with a playing field or two
20. Bike path + bike racks
21. Picnic tables
22. Organic farm that provides an educational opportunity for students in the county to learn about nutrition, environmental science, where their food comes from, etc.
23. All out best soccer park
24. Porta-john or composting toilets (no permanent toilets as there are no sewers)
25. Recycling grey water (from sinks)
26. Organic food concession
27. No concession stand
28. Storage shed for nets. etc.
29. Lacrosse
30. Facilities should be as minimal as necessary to minimize impact on neighborhood
31. Facilities for benefit of immediate neighborhood
32. Local community access even if locked to general public (combination lock?)
33. Baseball

Design: RFP Work Session Comments

1. Multi sport
2. Multi sized – Flexible
3. Portable goals – all sports
4. Permanent restrooms
5. Below grade SWM
6. Multiple ingress/egress
7. Fields – N/S axis
8. Irrigation/drainage
9. Site requires extensive grading
10. Long term maintenance – important
11. Maintenance facility
12. Minimize footprint of maintenance facility, site development is too small
13. Buffers interior and edge - width of buffer noise and visual.
14. Storage – nets, flags, liners, etc.
15. Fenced site
16. Retain local community use
17. No paved parking
18. Also more need in S/E MC
19. Central station/gazebo
20. Wildlife habitat (no deer). DEER Ok
21. Community gardens
22. Elements to benefit neighbors:
 - Track
 - Dog Park
 - Educational Farm/AG HUB
23. Dressing/locker rooms
24. Practice/warm up area.
25. No fences
26. No ancillary park amenities.
27. Maintain current levels of local access (walking)
28. If it is a park, amenities other than fields should be included trails, dogs (dog litter pickup - “designated areas only”).
29. If a park, tennis and basketball.
30. If a local park, open access
31. Soccer only – state of the art
32. Clarify – access if park, limited to fields
33. Fields – 0,1,2,3,4
34. Rain Gardens
35. No multiple field use
36. Seating portable
37. No permanent buildings; storage/restrooms portable
38. Buffer – edge w/fencing
39. Restrict access thru adjacent properties.

Attachment B

- 40. Noise control – reasonable operating schedule.
- 41. No field lighting.
- 42. Shelter on site (Storm)
- 43. Path/trail in perimeter.

Environment: RFP Work Session Comments

1. Pervious parking lots.
2. Run-off through natural design.
3. Soil management.
4. Environmental study.
5. Wetlands/Bio Retention ponds
6. Turf control without pesticides or inorganic fertilizers.
7. Meadows.
8. Rain Gardens.
9. Educational/interpretation for environmental aspects.
10. No permanent structures.
11. If a permanent structure is built, it should have environmental features such as rain barrels and cisterns.
12. Ground water monitoring in place.
13. Financial set aside for potential damages from operations that are over and above current usage.
14. Design documents are to include and incorporate:
 - Environmental Impact Statement (EIS)
 - Forest Stand Delineation (FSD)/Wetland Delineation Study (WDS)
 - Forest Conservation Plan (FCP)
15. Preserve existing forest and environment buffer
16. Add forest buffer
17. Permanent covenant against use of artificial turf.
18. No additional forest buffer
19. Erosion control during grading with specialist observing work on site during grading & erosion control.
20. Dust control must be maintained during construction and operations.
21. Install solar powered irrigation
22. Must use WSSC water for irrigation or another off site source. No site ground water to be used.
23. Preserve the top 8" – 12" of existing soil.
24. Plant only native/natural turf grasses, should be drought resistant, etc.
25. Installation of ozone and PM 2.5 Monitors.
26. Addition of soil amendments to allow maximum saturation from rain water.
27. MCPS guidelines for soil, min.
28. Mulch used should be arsenic free.
29. Use only emissions-free mowing equipment.
30. No use of fields during Code Red days.
31. Adequate trash & recycling system.

Attachment B

Written comment provided by Ann R. Lincoln is listed below

Storm Water Impacts from Brickyard Soccer Fields

In their roles as environmental stewards and public servants, Montgomery County executives have a responsibility to evaluate all the alternatives proposed for the Brickyard School Property. At a minimum, this effort should entail a formal Environmental Review by the MD DNR Wildlife and Heritage Service to determine the potential for impacts to flora and fauna on or near the site and the habitats that support them. Preferably, a complete Environmental Impact Statement (EIS) evaluating the affected environment, both human and non-human, and environmental consequences of all considered alternatives, including the no action alternative, should be prepared.

- Will the county formally and publically evaluate all alternatives for the land use? Will this evaluation be an Environmental Review, an Environmental Assessment, or the most appropriate option, an Environmental Impact Statement?
- When will the public have the opportunity to review these documents?

Tonight I wish to highlight a few specific storm water impacts and to ask the county to formally evaluate these and other impacts in an Environmental Impact Statement.

Surface Water

Anticipated surface water impacts include:

- increased surface water runoff volume and flow rate,
- increased surface water temperature,
- reduced surface water infiltration and groundwater recharge, and
- contaminants in surface water.

How will the county evaluate and minimize impacts to surface water?

- Has surface water flow been mapped to understand current conditions and to model future use conditions? How will surface flow change if soccer fields are constructed on the property?
- Where will the runoff go? To surface waters? To a municipal storm sewer? Or will it be treated on-site?
- Will any surface flow retention best management practices be implemented? If so, which ones and where will they be located? Will wetlands be constructed as part of the development plan? Will they be designed to minimize pathogen vectors? Will a design be available for public review?
- Will parking surfaces utilize pervious paving technologies?
- Which pesticides and fertilizers will be applied, at what rate, and on what schedule? What is the expected contaminant load during storm events of differing durations and intensities? With the existing land use, as much as 6 inches of rain in half an hour has fallen during the growing season with no appreciable soil erosion observed and no pesticides or inorganic fertilizer contaminants—because they're not used.
- How will the county limit pesticides, fertilizers, and chemicals leached from artificial turf in runoff? How will roadways and parking areas be constructed to limit contaminant runoff, especially particulates, oil and grease?
- Will non-playing field areas be allowed to develop natural meadow characteristics, to limit areas treated with pesticides and inorganic fertilizers and maximize natural filtering capabilities of the land surface?

Attachment B

Ground Water

Anticipated groundwater impacts include:

- contaminants (toxic chemicals) in groundwater affecting human health, and
- reduced groundwater recharge resulting in lowered groundwater tables and reduced groundwater availability for existing drinking water wells.

How will the county evaluate, minimize impacts to groundwater, and generally ensure the safety of residents' drinking water?

- What is the potential for contamination of the existing well water from chemicals used for turf management or from artificial turf?
- Will the county establish an on-going groundwater monitoring program for contaminants, especially total nitrogen, dissolved nitrogen, nitrate, nitrite, total phosphorus, dissolved phosphorus, soluble reactive phosphorus, oil and grease, all pesticides used at the property, and chemicals that leach from artificial turf? Will monitoring results be published regularly on the county's website?
- If residents' drinking water wells become contaminated, or the threat of contamination indicates that residents must abandon their wells, how will the county compensate residents for damages?
- Will the county limit impervious or compacted surfaces, maximizing the potential for surface water infiltration and groundwater recharge?
- Will the county be providing drinking water at the site? If so, how will that water be obtained and provided? If the county uses groundwater for drinking water at the property, the additional withdrawal may cause residents' wells to run dry.
- If residents' drinking water wells go dry, will the county compensate them for the costs of drilling new, deeper wells?

Two broader issues must also be considered at this time:

Forest and Wetlands Conservation

How will the county conserve existing forests and wetlands on and near the property?

- Will the county preserve the existing forested/treed buffer, which ranges from 15 to 50 feet wide?
- Will the county prepare a Forest Stand Delineation and Forest Conservation Plan as required by Maryland's Forest Conservation Act? When will these documents be completed and made available for public review?
- Will the county conduct a wetland delineation survey? When will the results available for public review?
- What efforts will be made to protect wetlands that may receive runoff from the property?

Artificial Turf

How will the county guarantee that artificial turf will never be used on the property?

- Will there be any permanent covenant or guarantee that can not be changed in future contract negotiations that artificial turf will not be used, since it would have an impact on water quality?

Prepared by Ann Roseberry Lincoln (aquatic ecologist, Potomac resident)

Presented 09 June 2011 to Montgomery County at the public meeting held at the Potomac Community Center.

Contact information: 301-312-1726 or ann@pamola.net

Operation - RFP Work Session

Hours of Operation:

1. Security outside hours?
2. M-F school days: 3 p.m.-dusk
3. MCPS guidelines
4. Preschool program during school hours
5. No soccer fields
6. Weekends:
7. Normal MCPS guidelines
8. 10:00 a.m. - 3:00 p.m.
9. What are the MCPS guidelines?

Participants:

10. Pre-K-12 (Under 18-Under 19)
11. Zero participants (one)
12. MCPS guidelines
13. Opposed to MCPS guidelines

Issue-Master Plan process:

14. 20 acre parcel should be designated as a local park
15. Traffic concerns in the neighborhood
16. All ages (one)

Maintenance:

17. User/Operator required to pick up trash and maintain restrooms
18. Field maintenance - Park and Planning guidelines
19. Operator primary responsibility for maintenance:
20. County to insure responsibility met
21. County also to serve as backup; perform maintenance as needed.
22. Operator back charged for County maintenance
23. No use of inorganic pesticides and fertilizers

Security:

24. Operator enforces security guidelines: Hours, drugs, alcohol, etc.
25. Fencing around the property
26. MCPS guidelines
27. Local jurisdiction
28. Additionally operator needs to provide security/enforcement
29. Opposed to private 3rd party security outfit
30. Operator to follow Montgomery Parks field guidelines
31. No fence:
32. Organic fields, no artificial fields.
33. More taxpayer money used

Agreement in place between the neighborhood and operator:

Attachment B

34. Agreement in place between the neighborhood and operator; Discuss:
 - a. Impact on neighborhood
 - b. Use
 - c. Operations
 - d. Hours
 - e. Traffic
 - f. Safety, etc.
35. Enter into agreement prior to contract and ongoing meetings
36. Legal Agreement between operator and neighborhood / civic association to insure appropriate use, maintenance, etc.

Operation Issues:

37. Hours-staggered start times (traffic alleviation)
38. Hours of operation will dictate what is needed in the traffic study
39. On going traffic study should be required
40. Impact of amenities, hours, fencing / no fencing on the facility and the surrounding neighborhood needs to be studied and incorporated into RFP to have the least amount of impact on the neighborhood
41. Hours-concerned that after hours problems-kids hanging out etc.
42. Solution fence-closed during off hours
43. Who will be allowed to use the fields - specifically only elite teams or open use
44. Monitor users to insure all guidelines are followed
45. County needs to audit the operators performance in enforcing established guidelines
46. Stewardship of the facility by the operator
47. Influx of crowds:
 - a. Increase in crime?
 - b. Traffic in neighborhood?
 - c. Security how?
48. Non transparent decision will have an adverse impact on the neighborhood

Traffic & Parking - RFP Work Session

1. Neighborhood should have most input in traffic and parking
 - Brickyard Association and River Falls *Civic Association*
2. Entrance off Oakland not Brickyard.
3. Traffic study prior to RFP by *Montgomery County Government*
 - Organizational conflict of interest
4. Sufficient/adequate parking on-site.
5. Want a “young” pedestrian safety study.
6. Traffic implications to neighborhood
 - River Falls, Brickyard.
7. Concern of cost of road improvements to county.
8. Concern of traffic using Horseshoe Lane.
9. Concern of fire/rescue apparatus getting to site, *Brickyard Rd is 2 lanes*
10. Proposals tailored to minimal impact to neighborhood not *based on* road capacity.
11. If road improvements required, who pays?
12. Pedestrian walkways to all parts of community facilities, parks and pool.
13. Traffic study to include benefit of downcounty participants not driving upcounty; gas savings; *taking traffic off 270*
14. Bicycles in area on weekends. *Major concern, heavy bicycle traffic on weekends.*
15. Traffic study to include bicyclists.
16. Traffic study to include durational (time) based on additional vehicles.
17. If road improvements are required, must be in place prior to fields opening.
18. No increase in traffic on Brickyard road since County has already invested in traffic calming devices.
19. Separate entrances for ingress and egress.
20. No parking Brickyard Road – both sides along frontage

Attachment C

Attachment C
Email Responses to Brickyard RFP

From

wactuar

Subject

Date

Brickyard Road RFP Process

9/1/2011

Enclosed are community comments regarding the Brickyard Road Soccer Field RFP process.

David, I have copied you to ensure that it is understood that these comments reflect input from local civic associations that represent more than 1500 local residents. I have also copied the leaders of these organizations who have been involved in the preparation of this document should you desire to contact any of us for further clarification.

Keith Williams

Proposed Brickyard Sport Field Development Overview

This document provides recommendations from the Brickyard Road Citizens Association (BRCA), the Civic Association of River Falls (CARF), and the West Montgomery County Citizens Association (WMCCA) regarding key components of the RFP that the County is preparing to solicit proposals for the development of the Brickyard School site. These civic associations represent more than 1,500 Montgomery County households.

We make this submission under protest, with full reservation of all rights to contest, challenge and dispute, in a court or law and/or any other appropriate venue, any part or all of what we consider to be an illegitimate, inappropriate, illegal and improper process associated in any way with this RFP. Under no circumstances shall this submission be interpreted, construed or argued to be an indication, concession or admission that the RFP or the process associated with it is or was appropriate, proper, legitimate or legal, which we specifically contend was not.

This submission is being made solely in response to the deadline established by the Country Executive for input into the RFP process and solely for use in the event that this contested process is subsequently determined by a court of law or other appropriate adjudicator to go forward, which in our view is and would be contrary to law, appropriate public policy and prudence

Design Issues

The Brickyard site is on a residential road in the middle of a neighborhood, relatively far from primary roads and commercial locations. Due to this isolation, the facility is at risk for vandalism and misuse during overnight hours when essentially no monitoring will be available.

1. We recommend that no permanent structures be included in the design of the facility.
2. Significant land, tree and foliage buffers should be included to ensure that the quality of the local residential community is not impacted by the facility and that the nature of the facility is not evident from the adjoining streets.
3. A shared use allowing a significant portion of the existing farm to remain should be included in the RFP requirements.
4. A significant bond should be required to ensure that the private corporation maintains the facility adequately. (Note that this would be only one of several bonds required. This bond would be specifically tailored to the costs of maintenance.)
5. The county has declared that neither lights, sound system and nor artificial turf will be allowed in the design. The community is extremely concerned that after the facility is up and running, the private corporation could create conditions to claim that the facilities cannot be profitable without a significant increase in use.

They would then claim that some or all of these seemingly permanent prohibitions have to be ended, waived, changed or modified by a future county executive and/or council. Two requirements must be included in the RFP to prevent this. First, any response to the RFP must certify that the proposal will generate sufficient funds to ensure full operations and maintenance each year for not less than 10 years plus full restoration costs at the end of the ten years. Second, the entity that is awarded the contract by the County must be required to post a multimillion-dollar bond that would be sufficient for the County to take over and to operate, maintain and restore the facility and land for not less than 10 years in the event the operator fails to do so **under the terms the contract was awarded** regardless of the reason. This bond could decrease each year that it is not drawn upon provided that the remaining amount would be more than adequate to cover the costs of operating, maintaining and restoring in the event the County has to take over the facilities due to noncompliance in any subsequent and remaining year. In summery, we believe that the private corporate developer/operator should bear all of the risk of any potential shortcomings in the plan ultimately agreed to by the county and corporation. We believe that this is the only way to ensure that the private corporation will honor its obligations.

6. The RFP should require and an additional bond should be posted guaranteeing that no commercial activities will be allowed at the facility other than youth sports events and the existing farm.
7. The RFP should require and an additional bond should be posted ensuring that any current or future infrastructure costs that arise due in any way, directly or indirectly, to the use of the sports field such as stop lights, water supply, sewage lines and/or road repairs must be paid for by the field developer/operator.
8. The RFP should require that any sport field be designed and maintained to use only organic materials, to ensure that should the private corporation decide to back out of the project in the future or it ceases operations for any reason, an organic farm can be reestablished, and to also ensure that the introduction of non-organic material does not degrade the local water table which is used by the wells on many adjoining and nearby properties
9. A Pedestrian and Bicycle Safety Impact Study/Statement should be required and filed as part of the mandatory Parks and Planning referral process.
10. Provide a striped crosswalk across all access roadways into the site for pedestrian and bicycle traffic using the existing bicycle and walking path located between Brickyard Road and the property site and provide Yield to Pedestrians' in crosswalk signs for all striped crosswalks.
11. Provide a full traffic study and traffic implementation plan prepared by an independent, unbiased, highly qualified and deeply experienced professional organization which will include the limitations of existing traffic circles and speed bumps and the traffic limitation of the steep slopes and curves of Brickyard Road closest to McArthur under various weather conditions. Preservation of the existing Brickyard Road traffic calming devices must be a key component of any such study and plan.

12. Provide a Noise Study and require appropriate buffers to reduce noise to a level not greater than those of an air conditioning unit.

Traffic Issues

For nearly a decade the Montgomery County Department of Transportation has regulated traffic on Brickyard Road successfully through the use of speed humps and traffic circles, finally providing a measure of safety for the community from already excessive traffic and speed. These traffic calming measures have helped mitigate dangerous conditions resulting from excessive speed and traffic on Brickyard Road and neighboring streets.

The site must be designed and constructed in a way that guarantees that any and all traffic associated with the proposed use will never result in any changes to Brickyard Road or any other existing streets or roads (including but not limited to no alteration of any type of speed humps and circles put in place to address what was a traffic crisis on Brickyard Road and the associated dangers posed to everyone living along and traveling on that Road by car, foot, bike or otherwise). While we will not review the injuries and near-death car and pedestrian accidents that pre-dated the installation of these life-saving measures, everyone involved should remain mindful of them. We are literally talking about life and death here.

A traffic study done more than two years ago during a day when schools were in session showed the following key results: during the period from 3PM through 7PM, an average of 250 cars per hour used Brickyard Road. Any new study done during similar hours while schools are in session will undoubtedly show the same level of traffic, and likely even more. Therefore, if a parking lot with capacity for 280 cars is included in the proposed development, the number of cars on Brickyard will at least double during this prime weekday sport field use period which will occur while schools are in session. And on weekend days, the increase in car traffic generated by a 280 car lot is likely to result in additional hourly traffic at the same level of the traffic that was noted more than two years ago during the weekday period from 3PM-7PM.

Specific recommendations of provisions that should be included in the RFP requirements follow:

1. To prevent the doubling of traffic on weekdays from 3PM-7PM, the fields should only be available for sports use on weekends, to avoid overloading Brickyard and other local neighborhood streets which are already heavily used during late afternoon and evening periods.
2. Field use times should be staggered and limited to ensure that the worst case traffic, parking and road wear and tear are avoided.
3. Require that an off-duty police officer be retained by the private corporation to assure the proper traffic flow during all periods when fields are in use.
4. Require that a significant additional bond be posted, to cover the road damage from the extra wear and tear that sport field traffic will generate on Brickyard and other neighborhood roads. Such wear and tear will be due solely to the use by the private corporation and, therefore, it should pay for upkeep, maintenance and repair rather than the taxpayers. Traffic studies done before and after fields are in use can be used to model the extent of this additional wear and tear.

5. It would appear possible that at some point the need for a traffic light at the corner of Brickyard and Falls may be required to accommodate the impact of sports field overlayed on existing week day evening traffic if our recommendation that field use is limited to the weekend is not implemented. The bond noted above should be large enough to cover this potential cost as well.
6. On days of significant field use, the 280 parking spaces will almost certainly be insufficient, and noncompliance with local parking rules will likely result in parking on properties fronting Brickyard and other nearby residential roads. A towing company (to be paid for by the private corporation) should be available for residents to call to have illegally parked cars towed immediately. Such company must be required to be sufficiently close so that any such vehicles will be towed within 15 minutes after the company receives a call.
7. The bond noted above should be large enough so that if illegally parked cars damage local residential property, residents will be able to be reimbursed from the bond for costs of repairs.
8. On days of significant field use, overflow traffic may detour onto neighborhood streets in search of alternate routs out of the area. The bond noted above should be large enough to cover the cost of speed humps on likely neighborhood bypass streets if they become required to mitigate the impact of this additional traffic.

Environmental Issues

The Brickyard site has been maintained as an organic farm for more than 30 years, which has contributed significantly to the environmental health of the heavily forested residential community that abuts and is nearby to this property. Many of these properties get their water from wells, and there is a significant and realistic fear that a change to the ecosystem of this property could impact the health of the contiguous forests as well as the water wells that the community relies on. The existing farm provides an invaluable service to the local community in attenuating stormwater and sediment onsite and keeping it from surrounding properties and roads to which the property drains. This also allows for maximum infiltration of water back into the groundwater without polluting chemicals since the farm is managed organically. The following are specific RFP requirements that should be included to ensure that the development of this property does not degrade the environment and health of the nearby community:

1. The lease held by the operator of the existing farm should be renewed indefinitely until (a) a full and complete contract with a private corporation for the development and operation of any non-farm alternative use is signed by the relevant legal parties, *and* (b) all legal and regulatory approval processes have been completed.
2. All parking lots and driveways to be built on the site should be permeable, natural non-toxic material.
3. The topsoil that has been carefully built up by the existing farm must be preserved, and the fields must be developed and maintained using all natural and organic non-genetically modified seed, fertilizer and pesticides. No chemicals should be used on any part of the property to ensure that the organic farm can return if the sports fields do not prove to be viable or cease to function for any reason.
4. A significant bond should be required that will in part provide income for the county to use to vigorously monitor the development and maintenance of the fields and to verify that no chemicals whatsoever are used. The bond would also be used to mitigate the impacts on the nearby environment, particularly private wells, which will likely occur if chemicals are used in any way by the private corporation.
5. Comprehensive surface water runoff studies must be required and a surface water management plan put in place to ensure that water runoff from the fields does not encroach or negatively impact neighboring properties.
6. All water used on the site must come from WSSC pipes to ensure that neighboring wells are not depleted by any potential wells on this property.
7. A Forest Conservation Plan must be completed and used to direct tree conservation on the site, pursuant to the Maryland Conservation Act. In particular, the existing tree buffer must be maintained and expanded as necessary to mitigate the noise that will be generated by sports contests to be held on the developed fields.

8. Existing nearby wetlands must be ascertained and the development must ensure that any such wetlands are not impacted.

Complimentary Amenities

The local community is concerned that development of the Brickyard site can result in noise and other pollution, including but not limited to discarded trash that could attract dangerous rodents. We are also concerned that the isolated nature of this property may result in vandalism of any structures that are incorporated into the design as well as homes in the surrounding neighborhood. As a result of these concerns, we are in favor of low impact, environmentally sensitive amenities.

1. No permanent structures should be included in the RFP.
2. There should be as few non-permanent structures as possible.
3. No lights or sound systems of any type should be permitted for any amenities or structures.
4. A nature trail utilizing the wooded buffer would be an appropriate amenity.
5. No trash receptacles should be installed on the site. All trash should be removed not less than once a day immediately following use of fields.
6. No spectator amenities such as bleachers, seating or vending should be permitted.

Operational Issues

The local community is very concerned that a private corporation responsible for operations must be required to follow strict and detailed guidelines to ensure that the quality of life currently enjoyed by the community is not negatively impacted by a facility that may be designed to be used primarily by those outside of the immediate community.

1. Hours of operation should be limited to 11AM to 5:30 PM on weekends.
2. Sports field use must be limited to youths no older than high school age and a majority of each team and its coaches must be from the local area defined as within 2 miles of the land.
3. Field use should be limited to teams serving the geographic area which would be normally and reasonably served by a school that would otherwise be located on this site.
4. No use of fields for tournaments, playoffs and/or championships.
5. The private corporation must be required to provide security to ensure that hours of operation are enforced and that there is no loitering, trespassing or any activity of any kind during non-game hours. The number for the security company must be made available to the community and it must be required to respond within 15 minutes of a report of any impermissible activity at any time of the day or night, weekdays or weekends.
6. The private corporation must be required to ensure that any trash that is left behind after field use is removed immediately so that unsightly, rodent-attracting litter does not accumulate.
7. Local community residents must be able to communicate immediately with a representative of the private corporation to ensure corrective action is immediately taken should any violations of operational rules be observed.
8. A towing company *paid for by the private corporation* must be immediately available to local residents to tow cars within 15 minutes that may be parked illegally on any surrounding neighborhood property or streets illegally or in violation of on-site parking regulations.
9. The county should provide oversight of the private corporation to ensure proper operation, and should take immediate corrective action if the private corporation falls out of compliance with the agreed upon operational requirements.
10. Periodic meetings between the county, private corporation, and representatives of the local civic associations (BRCA, CARF and WMCCA) should be required before and after the commencement of field usage to ensure that the relationship between local residents and the private corporation is as open and harmonious as possible.

Attachment D

Email Responses to Brickyard RFP

Attachment D
Email Responses to Brickyard RFP

From Action

Subject	Date
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Nick's Organic Farm

8/31/2011

Dear Mr. Leggett,

Please do not allow soccer fields to be built on the Montgomery County School Board property located on Brickyard Road! As you know this land has been organically farmed for over 30 years and in addition to continuing its production

Attachment D
Email Responses to Brickyard RFP

From

ajsommer5

Subject

Date

Brickyard Site

8/19/2011

To: Kassa Seyoum, Project Manager

I oppose a public-private partnership to place private use ball fields on the Brickyard Road site. This field with the existing organic farm is perfectly suited as an education center for Montgomery County Public Schools, especially with the recent passage in Maryland of the mandatory Environmental Literacy standard, also know as “No Child Left Inside.”

This Montgomery County Public School (MCPS) property has been under the care and stewardship of Mr. Nick Maravell, under continuous organic management, for over 30 years. A 30 year-old organic seed farm with its soil improvements is not easily moved or re-established elsewhere. Thanks to its location far from conventional farms using Genetically Modified Organisms (GMO seeds), this farm’s heirloom and rare seed production is guaranteed to stay pure and organic.

The Potomac subregion has the least need in the County for additional soccer fields, according to the County’s most recent study. The Potomac zip code (20854) already has over 20 soccer field locations --many of which have multiple fields. Two more soccer fields are slated for Potomac already, one at the Community Center and one at the planned Greenbrier local park at Glen and Travilah Roads.

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In addition to the already underused Germantown Complex, there are quite a number of possible alternate sites for additional soccer fields. Some of these sites are in areas and

Attachment D
Email Responses to Brickyard RFP

populations in dire need of facilities, and where public access is much better than the Brickyard site. A few examples are:

Wheaton Regional, Wheaton, 20902
Llewellyn Sports Complex, Aspen Hill, 20906

We ask that you keep the organic farm to be used as an educational opportunity for our County's teachers and students to have hands on learning experiences about local food and agriculture and the soil and water that sustain us. As a school property, this is a much better use of the site than private soccer fields.

Sincerely,

Susan Sommer

Attachment D
Email Responses to Brickyard RFP

From

Alan Cohen

Subject

Date

Brickyard Site

8/19/2011

To: Kassa Seyoum, Project Manager

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Sincerely, Alan Cohen

Alan Cohen, President
BioLogical Pest Management, Inc

www.Biopestman.com

Attachment D
Email Responses to Brickyard RFP

From Alexander Kovalchuk

Subject

Date

Brickyard Site

8/20/2011

Email this letter from your computer

You can copy the addresses if you'd like to email it another way.

To:

CC: Subject: Your Name:

To: Kassa Seyoum, Project Manager

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Attachment D
Email Responses to Brickyard RFP

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Sincerely,

Alexander Kovalchuk

8557 Horseshoe Lane

Potomac, MD 20854

Attachment D
Email Responses to Brickyard RFP

From

Alison and Steven Horowitz

Subject

Date

Brickyard Site

8/26/2011

To: Kassa Seyoum, Project Manager

I oppose a public-private partnership to place private use ball fields on the Brickyard Road site. This field with the existing organic farm is perfectly suited as an education center for Montgomery County Public Schools, especially with the recent passage in Maryland of the mandatory Environmental Literacy standard, also know as "No Child Left Inside."

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Sincerely,

Alison Horowitz

Attachment D
Email Responses to Brickyard RFP

Brickyard Site

8/30/2011

Attn: Kassa Seyoum, Project Manager for the Brickyard Middle School Site in Potomac, MD.

Re: RFP input

Attachment D
Email Responses to Brickyard RFP

It has come to my attention that the county is considering replacing an Organic Farm with soccer fields in the Potomac area off of Brickyard Road. If this is to be the case, please include these conditions:

- The citizens need to be informed of, and the Contractor must clearly outline how its turf management practices will avoid contamination of the surface water and the ground water that might reach local wells of surrounding homes. All fields and any site amenities will be organic with no use of pesticides or chemicals.
 - All the RFP comments must be made public on a website, and the picking process should also be clearly explained.
 - No existing Speed Bumps/Roundabouts should be removed.
 - There will be no indoor Sports facilities, ever.
 - There will be no other commercial activities on the site (many "Home/Window" shows @ Germantown Complex).
 - Hours of operation should be limited to 11AM to 5:30 PM on weekends only.
 - There will be no operations during weekdays to avoid overloading of residential roads serving the site.
 - Sports field use must be limited to youths no older than high school age.
 - Field use will be limited to the teams located within the geographic area which would be served by a Brickyard Middle school.
 - There will be no use of fields for tournaments, playoffs and/or championships.
 - The private partner must be required to ensure that any trash that is left behind after field use is removed immediately so that unsightly, rodent-attracting litter does not accumulate.
 - A towing company paid for by the private partner must be immediately available to local residents to tow cars that may be parked illegally on any surrounding neighborhood streets due to field usage.
 - A hired third party, not the County or the private business (one with no interest other than seeing a job done), must provide oversight of the private partner to ensure proper operation, and will take immediate corrective action ~ or be penalized.
 - Separate noise and traffic studies must be conducted by someone other than interested parties (ie: possible private partners).
 - A pedestrian and bicycle impact study which includes weekend traffic must be conducted.
 - All improvements, including roads and driveways, must be paid for by the private partner.
 - Not one single amenity associated with these soccer fields is to come out of tax-payer money.
-

Attachment D
Email Responses to Brickyard RFP

-A ten million dollar bond should be posted to insure conformance by the private partner.

-There should be no holdover provision in the final contract so that the property must be competitively bid again at the end of the term so as to safeguard the public interest.

I thank you for your time, and I expect implementation of these guidelines for the safety of the existing neighborhood.

Thank You,

Steven Horowitz

Attachment D
Email Responses to Brickyard RFP

From

Allen Family

Subject

Date

Brickyard Site

8/19/2011

To: Kassa Seyoum, Project Manager

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Email Responses to Brickyard RFP

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Wheaton Regional, Wheaton, 20902
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Sincerely,

Laurie Allen

Germantown, MD

Attachment D
Email Responses to Brickyard RFP

From AMCI

Subject

Date

Educational funding available

8/5/2011

8/5/2011
11:43:49 AM

Press Release:

The American Grants and Loans Catalog is now available. Our new and revised 2011 edition contains more than 2800 financial programs, subsidies, scholarships, grants and loans offered by the US federal government.

In addition you will also have access to over 2400 programs funded by private corporations and foundations. That is over 5200 programs available through various sources of financial providing organizations.

NEW: You will also have access to our live Database that is updated on a daily basis. This product also provides daily email alerts as programs are announced.

The Database is also available with IP recognition. This allows you to login without a username or password (Great for libraries or educational institutions who want their users to access the database).

Businesses, students, researchers, scientists, teachers, doctors, private individuals, municipalities, government departments, educational institutions, law enforcement agencies, nonprofits, foundations and associations will find a wealth of information that will help them with their new ventures or existing projects.

The document is a fully searchable PDF file for easy access to your particular needs and interests. Simply enter your keywords to search through the publication.

It is the perfect tool for libraries and educational institutions to use as a reference guide for students who require funds to pursue their education.

Attachment D

Email Responses to Brickyard RFP

Contents of the Directory:

- Web link to program announcement page
- Web link to Federal agency or foundation administering the program
- Authorization upon which a program is based
- Objectives and goals of the program
- Types of financial assistance offered under a program
- Uses and restrictions placed upon a program
- Eligibility requirements
- Application and award process
- Regulations, guidelines and literature relevant to a program
- Information contacts at the headquarters, regional, and local offices
- Programs that are related based upon program objectives and uses

Programs in the Catalog provide a wide range of benefits and services for categories such as:

Agriculture
Business and Commerce
Community Development
Consumer Protection
Cultural Affairs
Disaster Prevention and Relief
Education
Employment, Labor and Training
Energy
Environmental Quality
Food and Nutrition
Health
Housing
Income Security and Social Services
Information and Statistics
Law, Justice, and Legal Services
Natural Resources
Regional Development
Science and Technology
Transportation

CD version: \$69.95

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Email Responses to Brickyard RFP

Printed version: \$149.95

To order please call: 1 (888) 341-8645

Please do not reply to the sender's email address as this address is only for outgoing mail.

If you do not wish to receive information from us in the future please reply here:
rem99@gmx.us

This is a CANSPAM ACT compliant advertising broadcast sent by:
American Marketing Co., 2895 Avalona Dr., Sanford, FL, 32773

Attachment D
Email Responses to Brickyard RFP

From

Amy Bar111

Subject

Date

Brickyard Site

8/20/2011

To: Kassa Seyoum, Project Manager I oppose a public-private partnership to place private use ball fields on the Brickyard Road site. This field with the existing organic farm is perfectly suited as an education center for Montgomery County Public Schools, especially with the recent passage in Maryland of the mandatory Environmental Literacy standard, also know as "No Child Left Inside." This Montgomery County Public School (MCPS) property has been under the care and stewardship of Mr. Nick Maravell, under continuous organic management, for over 30 years. A 30 year-old organic seed farm with its soil improvements is not easily moved or re-established elsewhere. Thanks to its location far from conventional farms using Genetically Modified Organisms (GMO seeds), this farm's heirloom and rare seed production is guaranteed to stay pure and organic. The Potomac subregion has the least need in the County for additional soccer fields, according to the County's most recent study. The Potomac zip code (20854) already has over 20 soccer field locations --many of which have multiple fields. Two more soccer fields are slated for Potomac already, one at the Community Center and one at the planned Greenbrier local park at Glen and Travilah Roads. This 20 acre site does not meet the criteria for a regional facility, which must be 50 acres according to Maryland National Capital Park and Planning guidelines. Therefore, if there is no pressing local need and it is not appropriately sized to draw from a regional Country-wide need, then private use soccer fields should not be developed at this location. In addition to the already underused Germantown Complex, there are quite a number of possible alternate sites for additional soccer fields. Some of these sites are in areas and populations in dire need of facilities, and where public access is much better than the Brickyard site. A few examples are: Wheaton Regional, Wheaton, 20902 Llewellyn Sports Complex, Aspen Hill, 20906 We ask that you keep the organic farm to be used as an educational opportunity for our County's teachers and students to have hands on learning experiences about local food and agriculture and the soil and water that sustain us. As a school property, this is a much better use of the site than private soccer fields. Sincerely, Amy B Wilson

Sent from my iPhone

Attachment D
Email Responses to Brickyard RFP

Brickyard Site

8/20/2011

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Sent from my iPhone

Attachment D
Email Responses to Brickyard RFP

From

Andrea Cimino

Subject

Date

Brickyard Site

8/26/2011

To: Kassa Seyoum, Project Manager

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Sincerely,

Andrea Cimino

5113 Crossfield Ct #9

North Bethesda MD 20852

Attachment D
Email Responses to Brickyard RFP

From

Andy Stephen and Georgia de

Subject

Date

Brickyard Site

8/20/2011

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Sent from my iPhone

Attachment D
Email Responses to Brickyard RFP

From

Anmayr1

Subject

Date

Brickyard Site

8/29/2011

To: Kassa Seyoum, Project Manager

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Sincerely,

Andy and Marie Mayr

Horseshoe Lane, Potomac

Attachment D
Email Responses to Brickyard RFP

From Ann Roseberry Lincoln

Subject	Date
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comments	9/1/2011
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Dear Mr. Seyoum,

I am sending this email as a repeat, because I see that you have set up a special email account for comments. Last evening, I sent an email with the same information to your personal account at Montgomery County. Obviously, you'll want to keep only one set of my comments, but I want to ensure that you have received them. Would you kindly acknowledge that you have received at least one of my emails?

Thank you in advance, both for acknowledgement and for considering my comments.

Sincerely,

Ann Roseberry Lincoln

Attachment D

Ann M. Roseberry Lincoln

10637 Rock Run Drive • Potomac, MD 20854
E-Mail: ann@pamola.net

August 30, 2011

Mr. Kassa Seyoum
Montgomery County
Department of General Services
EOB 9th Floor
101 Monroe Street
Rockville, MD 20854

RE: Brickyard School Property Comments for RFP

Dear Mr. Seyoum:

I respectfully submit my comments on the Brickyard School Property RFP to you for inclusion. As a resident of the community neighboring the Brickyard School Property, and as an aquatic ecologist, I have both a personal and professional interest in maintaining and improving our environmental quality. I am particularly concerned about the potential impacts to our environment from the proposed land use, and would like the county to require certain environmental protective measures in the RFP. I have outlined each of these measures in the following paragraphs.

Environmental Review Requirement

In their roles as environmental stewards and public servants, Montgomery County executives have a responsibility to evaluate all the alternatives proposed for the Brickyard School Property. At a minimum, this effort should entail a formal Environmental Review by the MD DNR Wildlife and Heritage Service to determine the potential for impacts to flora and fauna on or near the site and the habitats that support them. Preferably, a complete Environmental Impact Statement (EIS) evaluating the affected environment, both human and non-human, and environmental consequences of all considered alternatives, including the no action alternative, should be prepared.

Comment/Request #1: The County should include a requirement in the RFP that no ground be broken and no changes to the current use occur prior to 1) completion of a formal draft environmental review that evaluates the potential environmental consequences to the affected environment, both human and non-human, from all considered alternatives; 2) completion of a formal, 90-day public comment period for the draft environmental review

document and supplemental materials; and 3) publication of responses to public comment on the draft environmental review prior to its finalization. The public comment period should commence by notifying any individuals who attended public or private meetings regarding the RFP and all homeowners in neighborhoods adjacent to the Brickyard School Property by U.S. mail of the availability and location of the environmental review document and all supplemental materials. Additionally, the public comment period should include multiple public meetings held at different times and places, to maximize opportunities for attendance. The times and locations of the public meetings should be known and published along with the notice of availability of the completed environmental review.

Preventing and Mitigating Impacts to Surface and Ground Water Quality

If the County were to operate playing grounds according to traditional standards, a wide variety of impacts would be anticipated. These include:

- impacts to surface water
 - increased surface water runoff volume and flow rate
 - increased surface water temperature
 - reduced surface water infiltration and groundwater recharge, and
 - contaminants in surface water ranging from nutrients to pesticides
- impacts to ground water
 - contaminants (toxic chemicals) in ground water affecting human health
 - reduced ground water recharge resulting in lowered ground water tables, and
 - reduced ground water availability for existing drinking water wells

To minimize the potential impacts to surface and ground waters from the proposed site use, the County should take every effort to understand current and anticipated future conditions, to eliminate chemical use on the facility, and to mitigate impacts from facility use by visitors to the facility. The County should require an environmentally-friendly design that minimizes or eliminates pervious surfaces, minimizes surface water runoff, and maximizes runoff filtration prior to exiting the site boundaries.

Comment/Request #2: The County should require a formal Forest Stand Delineation/Forest Conservation Plan to preserve existing trees. The County should also provide a plan for increasing natural forested buffer at the site. The County should include requirements in the RFP for public review of the Forest Stand Delineation/Forest Conservation Plan, including 1) notifying the public of the availability of the draft design documents and the location and times of public meetings (as described above for the draft environmental review), 2) completion of a 90-day public comment period, including holding public meetings (as described above for the draft environmental review), and 3) response

to public comments prior to finalizing the design documents (as described above for the environmental review).

Comment/Request #3: The County should require a formal Wetland Identification and Wetland Delineation Survey to identify and map the extent of any existing wetlands. Wetlands considered should include vernal pools, which are known to provide breeding habitat for reptiles and amphibians that may be listed (rare, threatened or endangered species according to federal or state definitions) or that are at risk of being listed. The County should include requirements in the RFP for public review of the Wetland Identification and Wetland Delineation Survey, including 1) notifying the public of the availability of the draft design documents and the location and times of public meetings (as described above for the draft environmental review), 2) completion of a 90-day public comment period, including holding public meetings (as described above for the draft environmental review), and 3) response to public comments prior to finalizing the design documents (as described above for the environmental review).

Comment/Request #4: The County should include requirements in the RFP for including following elements in design documents:

- surface water flow maps for current conditions, models of anticipated surface water flow maps for future use conditions, and identification of the location where the surface water runoff enters the municipal storm sewer system or natural surface waters (these maps should be made available prior to and used in the formal environmental review)
- “as-built” site maps that include clear identification of surface flow retention best management practices (BMPs), preferably natural designs such as rain gardens and constructed wetlands
- maps showing current and “as-built” forest buffer and tree locations
- maps showing existing wetlands, based on the wetlands identification and wetlands delineation survey, and written plans for maintaining/preserving existing wetlands
- written descriptions of those BMPs in terms of physical appearance, construction materials/plantings to be used, design capabilities (i.e., how much will each BMP reduce surface water runoff, from what runoff area, to what extent will it filter contaminants and sediment, and for what maximum precipitation event and type are they designed), and design implementations utilized to minimize the occurrence of pathogen vectors (e.g., mosquitoes)
- written description of methods employed to minimize contaminant runoff from parking areas and access roads/driveways

- written descriptions of models used to predict runoff volume and contaminant load, along with tabular descriptions of all input/output parameters to the model and the values used for each scenario evaluated
- written descriptions of models used to predict potential changes to ground water availability resulting from groundwater withdrawal and reduced infiltration, along with tabular descriptions of all input/output parameters to the model and the values used for each scenario evaluated
- written descriptions of models used to predict potential ground water contamination from contaminants that may be present on the property as a result of the anticipated use, including contaminants produced by combustion engines/automobile emissions, along with tabular descriptions of all input/output parameters to the model and the values used for each scenario evaluated
- maps showing locations of planned ground water monitoring wells and a written description of a water quality monitoring plan to be operated at least quarterly for not fewer than 10 years after final use of the site for playing fields, and measuring the following contaminants in ground water, at a minimum: total nitrogen, dissolved nitrogen, nitrate, nitrite, total phosphorus, dissolved phosphorus, soluble reactive phosphorus, oil and grease, and all pesticides used at the property

Comment/Request #5: The County should include requirements in the RFP for including following elements during construction of the facility:

- erosion control during grading, with a certified erosion control specialist on site during the entire time that bare soil is exposed
- installation of ground water monitoring wells
- protection of existing natural features including, but not limited to, wetlands, trees, and surface waters

Comment/Request #6: The County should include requirements in the RFP for including following elements in the final design/operation of the facility:

- pervious parking lots and access roads/driveways – NO impervious surfaces
- organic turf maintenance – NO inorganic fertilizers and NO pesticides
- natural meadow development in all non-playing field areas, except for parking areas and access roads/driveways
- minimal site area utilized for parking areas and access roads/driveways
- native turf grasses selected to optimize survival in local conditions
- organic mulch, if mulch should be required (i.e., no arsenic or other added chemicals)
- solar-powered irrigation using WSSC water instead of ground water
- use of WSSC water for drinking water, if drinking water is to be provided at the site

- no permanent structures, including no stadium seating – spectators should provide their own chairs, for the duration of their visit only
- rain barrels and cisterns associated with any temporary structures
- implementation of the ground water quality monitoring plan, along with publication (free public access and letters mailed to nearby land owners) of monitoring results
- establishment of a permanent deed restriction against the use of artificial turf

Comment/Request #7: The County should include requirements in the RFP for designing the facility to protect against impacts to the environment from surface runoff resulting from significant rain events such as Hurricanes Isabel and Irene, or snow events such as Snowmageddon/Snowpocalypse.

Comment/Request #8: The County should include requirements in the RFP for public review of design documents, including 1) notifying the public of the availability of the draft design documents and the location and times of public meetings (as described above for the draft environmental review), 2) completion of a 90-day public comment period, including holding public meetings (as described above for the draft environmental review), and 3) response to public comments prior to finalizing the design documents (as described above for the environmental review).

Preventing and Mitigating Impacts to Air Quality

During construction and operation of the property as playing fields, air quality may be impacted via erosion, dust emissions, and emissions from automobiles or other combustion engines. To minimize potential impacts to air quality, the county should ensure that erosion and dust emissions are minimized during and after construction, and emissions from combustion engines are monitored and eliminated when health-based guidelines are exceeded.

Comment/Request #9: The County should include requirements in the RFP for including following elements in the design documents:

- maps showing locations of ozone and PM2.5 monitors and a written description of an air quality monitoring plan to be operated continuously while the facility is designated for use as playing fields (regardless of actual use)

Comment/Request #10: The County should include requirements in the RFP for including following elements during construction:

- dust control during construction operations
- installation of ozone and PM2.5 monitors

Comment/Request #11: The County should include requirements in the RFP for including following elements in the final design/operation of the facility:

- implementation of the air quality monitoring plan, along with publication (free public access and letters mailed to nearby land owners) of monitoring results
- use of emissions-free mowers for maintaining field surfaces; no mowing of natural meadows
- no use during code orange or code red air quality days, as determined by the Metropolitan Washington Council of Governments

Additional Environmental/Quality Concerns

The County should provide a quality environmental experience for facility visitors and neighbors. To that end, the County should ensure that trash and noise are minimized, that environmental elements of the site are used to educate the public, and that the County is prepared to compensate nearby landowners for damages.

Comment/Request #12: The County should include requirements in the RFP for adequate trash and recycling containers and for staff to remove trash and recycling from the grounds (including trash and recycling not deposited in containers) during construction and operation of the facility.

Comment/Request #13: The County should include requirements in the RFP for providing educational experiences and on-site interpretation for the various environmental management or “green” elements of the site.

Comment/Request #14: The County must provide sufficient financial set-aside to cover any damages incurred by nearby landowners.

If you should have any questions, or if you would like any clarification of these comments, please do not hesitate to contact me at the letterhead address or email.

Sincerely,

Ann Roseberry Lincoln

Attachment D
Email Responses to Brickyard RFP

From

Anne Killeen

Subject

Date

Brickyard Road School Site

8/31/2011

Dear Mr. Leggett,

I wanted to voice my opposition to the proposed soccer fields on Brickyard Road. I believe the current use as an organic farm is a wonderful, specialized use of that land that benefits all residents of Montgomery County. Turning th

Attachment D
Email Responses to Brickyard RFP

From Annita Seckinger

Subject	Date
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RFP input	8/30/2011
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Attn: Kassa
Seyoum, Project Manager for the Brickyard Middle School Site in Potomac, MD.

Re: RFP input

Date Aug. 29,
2011

It has come to my
attention that the county is considering

Attachment D
Email Responses to Brickyard RFP

replacing an Organic Farm with soccer fields in the Potomac area off of Brickyard Road. If this is to be the case, please include these conditions:

The citizens need to be informed of, and the Contractor must clearly outline how its' turf management practices will avoid contamination of the surface water and the ground water that might reach local wells of surrounding homes. All fields and any site amenities will be organic with no use of pesticides or chemicals. All the RFP comments must be made public on a website, and the picking process should also be clearly explained. No existing Speed Bumps/Roundabouts should be removed. There will be no indoor Sports facilities, ever. There will be no other commercial activities on the site (many "Home/Window" shows @ Germantown Complex). Hours of operation should be limited to 11AM to 5:30 PM on weekends only. There will be no operations during weekdays to avoid overloading of residential roads serving the site. Sports field use must be limited to youths no older than high school age. Field use will be limited to the teams located with the geographic area which would be served by a Brickyard Middle school. There will be no use of fields for tournaments, playoffs and/or championships. The private partner must be required to ensure that any trash that is left behind after field use is removed immediately so that unsightly, rodent-attracting litter does not accumulate. A towing company paid for by the private partner must be immediately available to local residents to tow cars that may be parked illegally on any surrounding neighborhood streets due to field usage. A hired third party, not the County or the private business (one with no interest other than seeing a job done), must provide oversight of the private partner to ensure proper operation, and will take immediate corrective action ~ or be penalized. Separate noise & traffic studies must be conducted by someone other than interested parties (ie: possible private partners). A pedestrian and bicycle impact study which includes weekend traffic must be conducted. All improvements, including roads and driveways, must be paid for by the private partner. Not one single amenity associated with these soccer fields is to come out of tax-payer money. A ten million dollar bonds should be posted to insure conformance by the private partner. There should be no holdover provision in the final contract so that the property must be competitively bid again at the end of the term so as to safeguard the public interest.

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Email Responses to Brickyard RFP

I thank you for your time, and I

Attachment D
Email Responses to Brickyard RFP

expect implementation of these guidelines for the safety of the existing neighborhood.

Thank You,

Annita Seckinger

Potomac, MD

Attachment D
Email Responses to Brickyard RFP

From Avelar, Melvin A.

Subject	Date
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practice

8/19/2011

ALL,

I hope everyone is well, just wanted to let everyone know william is having people over his house on sunday starting at 5pm for friendly scrimmage and practice. I attended already and its a good time, please let me know if you are in

OFC. Melvin A. Avelar
MCP, 4th District, CBD
work (240) 773-5500

Attachment D
Email Responses to Brickyard RFP

From

Babil

Subject

Date

Brickyard Road Soccer Fields

6/21/2011

I am not opposed to kids playing soccer, I have grandchildren who love to play and are very good at it. I'm not opposed to organized soccer games or soccer leagues. I'm not opposed to soccer fields for kids to play. I'm not opposed to private organizations operating soccer fields. I'm not opposed to soccer fields in places that are easily accessible to the public by means of roads that can handle the traffic, and/or with public transportation.

In short, I'm not opposed to issuing an RFP for soccer fields, but I am opposed to an RFP for the proposed Brickyard Road/Nick's Farm location. Issue it for somewhere else, a place that will do justice to community wishes and standards.

I'm opposed to destroying Nick's Organic Farm, a unique asset in Montgomery County that is renowned nationwide for its sustainable environmental and agricultural practices. I'm opposed to ramming soccer fields down the throats of local residents who didn't ask for it and don't want it. I'm opposed to the high volume of traffic that the soccer fields will bring to Brickyard Road, a road ill-equipped to handle the volume.

Just a few years ago the county invested many thousands of dollars of taxpayer money in traffic circles and speed bumps on Brickyard Road. This reduced Brickyard Road traffic volume considerably. A byproduct of the proposed soccer fields is that the county will be throwing this taxpayer money away to bring more traffic and noise to Brickyard Road. I don't believe wasting taxpayer money is a smart strategy in these austere times.

What will be the legacy of our current county leaders? Will it be that they destroyed a unique, irreplaceable Montgomery County asset without input from the community directly impacted in order to build the 502nd and 503rd soccer fields in the county? To build these in a place where

Attachment D
Email Responses to Brickyard RFP

these fields are not wanted? What do we want Montgomery County to be known for, "Land of 500+ soccer fields"?

I hope I live in a place where our leaders have more vision than that, and perhaps they have some humility and common sense.

Simon Babil
8117 Hackamore Drive
Potomac, MD 20854
301-299-8057

Attachment D
Email Responses to Brickyard RFP

Brickyard Site

8/21/2011

To: Kassa Seyoum, Project Manager

I oppose a public-private partnership to place private use ball fields on the Brickyard Road site. This field with the existing organic farm is perfectly suited as an education center for Montgomery County Public Schools, especially with the recent passage in Maryland of the mandatory Environmental Literacy standard, also know as "No Child Left Inside."

This Montgomery County Public School (MCPS) property has been under the care and stewardship of Mr. Nick Maravell, under continuous organic management, for over 30 years. A 30 year-old organic seed farm with its soil improvements is not easily moved or re-established elsewhere. Thanks to its location far from conventional farms using Genetically Modified Organisms (GMO seeds), this farm's heirloom and rare seed production is guaranteed to stay pure and organic.

The Potomac subregion has the least need in the County for additional soccer fields, according to the County's most recent study. The Potomac zip code (20854) already has over 20 soccer field locations --many of which have multiple fields. Two more soccer fields are slated for Potomac already, one at the Community Center and one at the planned Greenbrier local park at Glen and Travilah Roads.

This 20 acre site does not meet the criteria for a regional facility, which must be 50 acres according to Maryland National Capital Park and Planning guidelines. Therefore, if there is no pressing local need and it is not appropriately sized to draw from a regional Country-wide need, then private use soccer fields should not be developed at this location.

In addition to the already underused Germantown Complex, there are quite a number of possible alternate sites for additional soccer fields. Some of these sites are in areas and populations in dire need of facilities, and where public access is much better than the Brickyard site. A few

Attachment D
Email Responses to Brickyard RFP

examples are:

Wheaton Regional, Wheaton, 20902
Llewellyn Sports Complex, Aspen Hill, 20906

We ask that you keep the organic farm to be used as an educational opportunity for our County's teachers and students to have hands on learning experiences about local food and agriculture and the soil and water that sustain us. As a school property, this is a much better use of the site than private soccer fields.

Sincerely,

Simon Babil
8117 Hackamore Drive
Potomac, MD 20854
301-299-8057

Attachment D
Email Responses to Brickyard RFP

From

Barbara Hoover

Subject

Date

Comments RE: RFP for the purposed Brickyard Soccer Comp

8/30/2011

Here are my comments regarding this RFP:

- * Make all RFP comments public on website, and explain picking process.
- * No existing Speed Bumps/Roundabouts removed.
- * The "local" teams MUST have local players. One of the sponsors Potomac Soccer is "local" team but does not have local players. A neighbors' son was the only local player on his Potomac Soccer team.
- * There MUST be non scheduled time on the field in good hours not 8 PM to 9 PM so that anyone can use freely.
- * The "private Partnership" must NOT own all the best times during the week 4PM to 8 PM and weekend 8AM to 7PM
- * No INDOOR Sports facilities, ever.
- * No other commercial activities on the site (many "Home/Window" shows @ Germantown Complex).
- * Contractor must outline how its' turf mngmt practices will avoid contamination of surface and ground water that may reach local wells of surrounding properties.
- * There should be NO holdover provision in the final contract so that the property MUST be competitively bid again @ the end of term so as to safeguard the public interest.

Hours of operation should be limited to 11AM to 5:30 PM on weekends only.

No operation during weekdays to avoid overloading of residential roads serving the site.

Sports field use must be limited to youths no older than high school age.

Field use to be limited to the teams located with the geographic area which would be served by a Brickyard Middle school.

No use of fields for tournaments, playoffs and/or championships.

All fields and any site amenities should be organic with no use of pesticides or chemicals.

The private partner must be required to ensure that any trash that is left behind after field use is removed immediately so that unsightly, rodent-attracting litter does not accumulate.

A towing company paid for by the private partner must be immediately available to local residents to tow cars that may be parked illegally on any surrounding neighborhood streets due to field usage.

The county should provide oversight of the private partner to ensure proper operation, and should take immediate corrective action.

Separate noise & traffic studies should be conducted by someone other than interested parties (ie: possible private partners).

A pedestrian and bicycle impact study which includes weekend traffic should be conducted.

All improvements, including roads and driveways, should be paid for by the private partner.

A ten million dollar bonds should be posted to insure conformance by the private partner.

Take care,

Barbara Hoover

7841 Whiterim Terr

Attachment D

Email Responses to Brickyard RFP

Potomac, MD 20854
301-299-3231
hooverb@msn.com

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- Global warming, increasing obesity rates and traffic congestion... if only there was a common solution. Health costs related to physical inactivity run \$76 billion per year and the cost of poor air quality between \$44 and \$64 billion per year.
Making streets safer for bikes benefits all of us. SRTS ☐ ☐ ☐ ☐

Attachment D
Email Responses to Brickyard RFP

From

Barry Hart

Subject

Date

Make Brickyard Farm a Food and Ag Education Hub

8/23/2011

Dear Mr. Leggett,

I applaud the County's efforts to advance food and agriculture policy through the Green Economy Task Force, the Small Farm Incubator Initiative, the Sustainable Community Food Initiative, and the long tradition of preserving agricult

Attachment D
Email Responses to Brickyard RFP

From Beatrice Kingsbury

Subject	Date
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demolition of Nick's Organic Farm

8/31/2011

Mr. Leggett:

How many more soccer fields does this county need? Yet another natural green space mowed down to put in a treeless, water-wasting, chemically treated playground when what we really need is good quality, healthy, fresh food. As a long-tim

Attachment D
Email Responses to Brickyard RFP

From

Benjamin Davis

Subject

Date

Brickyard Site

8/31/2011

Attn: Kassa Seyoum, Project Manager for the Brickyard Middle School Site in Potomac, MD.

Re: RFP input

It has come to my attention that the county is considering replacing an Organic Farm with soccer fields in the Potomac area off of Brickyard Road. If this is to be the case, please include these conditions:

- The citizens need to be informed of, and the Contractor must clearly outline how its turf management practices will avoid contamination of the surface water and the ground water that might reach local wells of surrounding homes. All fields and any site amenities will be organic with no use of pesticides or chemicals.
- All the RFP comments must be made public on a website, and the picking process should also be clearly explained.
- No existing Speed Bumps/Roundabouts should be removed.
- There will be no indoor Sports facilities, ever.
- There will be no other commercial activities on the site (many "Home/Window" shows @ Germantown Complex).
- The "local" teams MUST have local players. One of the sponsors Potomac Soccer is "local" team but does not have local players. Our son was the only local player on his Potomac Soccer team.
- There MUST be non-scheduled time on the field in good hours not 8 PM to 9 PM so that anyone can use freely.
- The "private Partnership" must NOT own all the best times during the week 4PM to 8 PM and weekend 8AM to 7PM
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- A hired third party, not the County or the private business (one with no interest other than seeing a job done), must provide oversight of the private partner to ensure proper operation, and will take immediate corrective action ~ or be penalized.
- Separate noise and traffic studies must be conducted by someone other than interested parties (ie: possible private partners).
- A pedestrian and bicycle impact study which includes weekend traffic must be conducted.
- All improvements, including roads and driveways, must be paid for by the private partner.
- Not one single amenity associated with these soccer fields is to come out of tax-payer money.
- A ten million dollar bond should be posted to insure conformance by the private partner.

Attachment D
Email Responses to Brickyard RFP

-There should be no holdover provision in the final contract so that the property must be competitively bid again at the end of the term so as to safeguard the public interest.

I thank you for your time, and I expect implementation of these guidelines for the safety of the existing neighborhood.

Thank You,
Benjamin Davis

Attachment D
Email Responses to Brickyard RFP

From Bernie Mihm

Subject	Date
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Brickyard Road for Kid's Soccer league!!!!	8/31/2011
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Brickyard Road Site for Kid's Soccer league!!!!

I fully support Mr Legget and Montgomery County in their quest to secure more fields for kids sports.

Please put the interests of all county taxpayers and all our kids FIRST.

Thank You and Keep up the good work!!

Bernie Mihm Jr.

LCA Grand Award Winner-Hardscape Construction

International Society of Arboriculture-Certified Arborist

Certified Professional Horticulturist

Attachment D
Email Responses to Brickyard RFP

Cell Phone 301.370.0471

Fine Earth Landscape Inc.

16815 Budd Rd

Poolesville, Maryland 20837

<<http://www.fineearth.com/>> www.FineEarth.com

Attachment D
Email Responses to Brickyard RFP

From

Beth Pyles-Ginder

Subject

Date

Brickyard Site

8/21/2011

To: Kassa Seyoum, Project Manager

I oppose a public-private partnership to place private use ball fields on the Brickyard Road site. This field with the existing organic farm is perfectly suited as an education center for Montgomery County Public Schools, especially with the recent passage in Maryland of the mandatory Environmental Literacy standard, also know as “No Child Left Inside.”

This Montgomery County Public School (MCPS) property has been under the care and stewardship of Mr. Nick Maravell, under continuous organic management, for over 30 years. A 30 year-old organic seed farm with its soil improvements is not easily moved or re-established elsewhere. Thanks to its location far from conventional farms using Genetically Modified Organisms (GMO seeds), this farm’s heirloom and rare seed production is guaranteed to stay pure and organic.

The Potomac subregion has the least need in the County for additional soccer fields, according to the County’s most recent study. The Potomac zip code (20854) already has over 20 soccer field locations --many of which have multiple fields. Two more soccer fields are slated for Potomac already, one at the Community Center and one at the planned Greenbrier local park at Glen and Travilah Roads.

This 20 acre site does not meet the criteria for a regional facility, which must be 50 acres according to Maryland National Capital Park and Planning guidelines. Therefore, if there is no pressing local need and it is not appropriately sized to draw from a regional Country-wide need, then private use soccer fields should not be developed at this location.

In addition to the already underused Germantown Complex, there are quite a number of possible alternate sites for additional soccer fields. Some of these sites are in areas and populations in dire need of facilities, and where public access is much better than the Brickyard site. A few examples are:

Wheaton Regional, Wheaton, 20902

Llewellyn Sports Complex, Aspen Hill, 20906

We ask that you keep the organic farm to be used as an educational opportunity for our County’s teachers and students to have hands on learning experiences about local food and agriculture and the soil and water that sustain us. As a school property, this is a much better use of the site than private soccer fields.

Sincerely,
kepyles@comcast.net

Attachment D
Email Responses to Brickyard RFP

From Bianca Koscielski

Subject

Date

Brickyard Site

8/22/2011

To: Kassa Seyoum, Project Manager

I oppose a public-private partnership to place private use ball fields on the Brickyard Road site. This field with the existing organic farm is perfectly suited as an education center for Montgomery County Public Schools, especially with the recent passage in Maryland of the mandatory Environmental Literacy standard, also known as "No Child Left Inside."

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Email Responses to Brickyard RFP

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Llewellyn Sports Complex, Aspen Hill, 20906

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Sincerely,

Bianca Koscielski

Montgomery County Homeowner and lifelong resident

126 Windbrooke Circle, Gaithersburg, MD 20879

Attachment D
Email Responses to Brickyard RFP

From

blair levin

Subject

Date

brickyard site

8/19/2011

To: Kassa Seyoum, Project Manager

I oppose a public-private partnership to place private use ball fields on the Brickyard Road site. This field with the existing organic farm is perfectly suited as an education center for Montgomery County Public Schools, especially with the recent passage in Maryland of the mandatory Environmental Literacy standard, also know as "No Child Left Inside."

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In addition to the already underused Germantown Complex, there are quite a number of possible alternate sites for additional soccer fields. Some of these sites are in areas and populations in dire need of facilities, and where public access is much better than the Brickyard site. A few examples

Attachment D
Email Responses to Brickyard RFP

are:

Wheaton Regional, Wheaton, 20902
Llewellyn Sports Complex, Aspen Hill, 20906

We ask that you keep the organic farm to be used as an educational opportunity for our County's teachers and students to have hands on learning experiences about local food and agriculture and the soil and water that sustain us. As a school property, this is a much better use of the site than private soccer fields.

Sincerely,

Attachment D
Email Responses to Brickyard RFP

From

brendaaplatt

Subject

Date

Brickyard Site

8/19/2011

To: Kassa Seyoum, Project Manager

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Sincerely,

Brenda Platt
parent, MCPS
resident, Montgomery County

Attachment D
Email Responses to Brickyard RFP

From

Bruce Levine

Subject

Date

Proposed Brickyard Road Site for Soccer

9/1/2011

Our family believes that the organic farm site should remain just that, as it is an appropriate use that has worked out perfectly well for our neighborhood. The decisions and actions of the County have been absolutely unacceptable as an exercise of power and authority--the lack of transparency, the backroom scheming that seems to have occurred, the lack of involvement of the affected neighborhood when it really mattered, and the poor choice of an alternative use--all demand that the push towards a soccer field end now.

Should the development of a soccer field occur, certain conditions must absolutely be imposed on such development. As a family that lives directly across Brickyard Road from the site in question, and also as parents of two long-time soccer playing children over the past 15 years, we believe we both have a right to request that the County condition development on certain parameters AND the knowledge of how similar soccer fields work to support our requests. The bottom line is that Brickyard and the two lane feeder roads nearby are not well suited to the traffic that can be generated by heavily-used soccer fields.

- During scheduled usage of the fields, the County should be required to provide traffic police to control traffic near the entrance to the fields--without that, local residents may have a difficult time even exiting their own driveways.
- Vehicles must absolutely be prohibited from parking on Brickyard or any adjoining streets--any vehicles carrying people using the site must be able to park on the soccer site.
- The field should only be usable on weekends--the afterschool and evening hours when a field would likely be used on weekdays already have significant traffic for the capacity of the roads and typical soccer practice or game traffic would make the roads essentially unusable by local residents at those times.
- The site itself should not just consist of actual playing fields and parking spaces. So that the neighborhood could benefit, the site should be developed as a park with appropriate amenities, including a walking/running path around the circumference at a minimum.
- There can be no lights at the facility, nor should there be a sound system.

The County should not just accede to the development wishes of the private partner for the facility--they should be required to fund any and all "improvements" from which they will benefit, including physical infrastructure that will enable area residents to continue to enjoy the quality of life to which they are accustomed and for which they pay dearly in property taxes and financing of their own homes. Additionally, any and all studies to determine the feasibility of the project in the first instance, and then the conditions and limits to be placed on development, must be undertaken by neutral third parties, most certainly not the private partner or the County.

Bruce
Bruce A. Levine
8620 Brickyard Road
Potomac, MD 20854
blevine82@comcast.net

Attachment D
Email Responses to Brickyard RFP

From

cagayoff

Subject

Date

Brickyard Site

8/19/2011

To: Kassa Seyoum, Project Manager

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Sincerely,
Carol Agayoff
13300 Bluebeard Terrace
Clarksburg, MD 20871

Attachment D
Email Responses to Brickyard RFP

From

Carl Helman

Subject

Date

Make Brickyard Farm a Food and Ag Education Hub

8/23/2011

Dear Mr. Leggett,

I applaud the County's efforts to advance food and agriculture policy through the Green Economy Task Force, the Small Farm Incubator Initiative, the Sustainable Community Food Initiative, and the long tradition of preserving agricult

Attachment D
Email Responses to Brickyard RFP

From

Carlie

Subject

Date

Destroying a farm doesn't make sense!

8/19/2011

To: Kassa Seyoum, Project Manager

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Sincerely,
Carolyn Williams

Attachment D
Email Responses to Brickyard RFP

From

Carol

Subject

Date

Brickyard Site

8/19/2011

To: Kassa Seyoum, Project Manager

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Sincerely,

Carol A. Gough Alonso

Brickyard neighbor and MCPS Teacher

PD

Mr. Leggett, I voted and campaigned for you through Apple ballots in the last 2 elections. I have been attending all of the local meetings and have been very disappointed

Attachment D
Email Responses to Brickyard RFP

with the way the county has handled this matter. I urge you to re-consider your decision or be prepared for the consequences.

Attachment D
Email Responses to Brickyard RFP

From

Carol Earnest

Subject

Date

Brickyard Site

8/22/2011

To: Kassa Seyoum, Project Manager

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Sincerely,
Carol Earnest

Attachment D
Email Responses to Brickyard RFP

From

Carrie Smedira

Subject

Date

Brickyard soccer field comments

8/25/2011

If the County does not withdraw the RFP, I suggest the following:

1. Games only on weekends - 11am-5pm. Rational being the same as when Kensington streets are closed during weekday rush-hour traffic.
2. Youth games only - under the age of 14. High School children can play in the professional fields at Greenbriar Park, South Germantown Park, Maryland SoccerPlex, or at their high school field.
3. Only students from the Potomac area be eligible to play - no busing of children from outside the Potomac limits. Local park serves local residents.
4. A towing company will be paid for by the Private Partner so Brickyard residents can have parked cars towed off their property when needed. If a towing company is not provided, cars parked on private property will be towed at owner's expense.
5. Fields for regular practice and games only. Championship, regional playoffs, or tournaments are restricted.
6. Every mother, father, child, referee, visiting team, bus driver, WILL NOT USE BUG SPRAY, ESPECIALLY THOSE WITH DEET. Bug spray travels and will contaminate the organic soil. Fines will be imposed on the Private Partner for contaminating Maryland State Certified Organic Soil. Remediation measures for the soil must be done immediately after the game at the expense of the Private Partner. Video documentation of remediation would be preferable.
7. All infrastructure improvements related to roads, signage, driveways, snow plowing of parking lots, repaving of parking lots, trash hauling, recycling for water bottles, and porta-john or permanent bathroom structures will be the responsibility of the Private Partner.
8. Private Partner will communicate via phone, email, or direct mail when a disruption in service is expected or happening and a time at which it will be resolved.
9. \$10 million bonds should be posted to insure conformance by Private Partner.
10. All expenses to maintaining the Brickyard should be posted on the Private Partner website for transparency and accountability.

Thanks,
Carrie Smedira

Attachment D
Email Responses to Brickyard RFP

From

Catharine Trauernicht

Subject

Date

comments regarding Brickyard Road proposed soccer comple

8/31/2011

To Whom it may concern,

Our comments are brief. We have followed the arguments for and against the proposed soccer fields at the site of the present "Nick's Organic Farm," and, to us, the issue boils down to this:

- ☐ Residents in close proximity to the proposed soccer fields have NOT been given an adequate hearing
- ☐ to register their comments either for or against the proposal. Bringing a soccer complex to this
- ☐ particular site, in a neighborhood not equipped to handle the commercial aspects of such an enterprise
- ☐ (especially with regard to traffic), deserves a PUBLIC FORUM.

Shame on our elected representatives for hiding behind their positions of authority to crush public debate!

Perhaps this explains Montgomery County Council Member Roger Berliner's sudden sale of his home and departure from the neighborhood.

The residents are watching your actions, and expect you to halt the proposed soccer fields construction so that public discussion can be honored.

Thank you,
the Scott family
River Falls community

Attachment D
Email Responses to Brickyard RFP

From Catherine Bisnett

Subject	Date
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Brickyard Road and Nick's Organic Farm 8/19/2011

August 19, 2011

To: Kassa Seyoum, Project Manager

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Sincerely

Catherine Higgins-Bisnett
807 Maple Ave
Rockville MD 20850

Attachment D
Email Responses to Brickyard RFP

From Cathy Lorberbaum

Subject	Date
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Brickyard Site	8/19/2011
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To: Kassa Seyoum, Project Manager

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Sincerely,
Cathy Lorberbaum

Attachment D
Email Responses to Brickyard RFP

From

Cathy McDonald

Subject

Date

Brickyard Middle School Site - RFP input

9/1/2011

□□□□□□

Attn: Kassa Seyoum, Project Manager for the Brickyard Middle School Site in Potomac, MD.

□□□□□□

Re: RFP input

□□□□□□

It has come to my attention that the county is considering replacing an Organic Farm with soccer fields in the Potomac area off of Brickyard Road. If this is to be the case, please include these conditions:

□□□□□□

-The citizens need to be informed of, and the Contractor must clearly outline how its turf management practices will avoid contamination of the surface water and the ground water that might reach local wells of surrounding homes. All fields and any site amenities will be organic with no use of pesticides or chemicals.

□□□□□□

-All the RFP comments must be made public on a website, and the picking process should also be clearly explained.

□□□□□□

-No existing Speed Bumps/Roundabouts should be removed.

□□□□□□

-There will be no indoor Sports facilities, ever.

□□□□□□

-There will be no other commercial activities on the site (many "Home/Window" shows @ Germantown Complex).

□□□□□□

-The "local" teams MUST have local players. One of the sponsors Potomac Soccer is "local" team but does not have local players. Our son was the only local player on his Potomac Soccer team.

□□□□□□□□□□□□

-There MUST be non-scheduled time on the field in good hours not 8 PM to 9 PM so that anyone can use freely.

□□□□□□□□□□□□

-The "private Partnership" must NOT own all the best times during the week 4PM to 8 PM and weekend 8AM to 7PM

□□□□□□□□□□□□

Attachment D
Email Responses to Brickyard RFP

-Hours of operation should be limited to 11AM to 5:30 PM on weekends only.

□□□□□□

-There will be no operations during weekdays to avoid overloading of residential roads serving the site.

□□□□□□

-Sports field use must be limited to youths no older than high school age.

□□□□□□

-Field use will be limited to the teams located within the geographic area which would be served by a Brickyard Middle school.

□□□□□□

-There will be no use of fields for tournaments, playoffs and/or championships.

□□□□□□

-The private partner must be required to ensure that any trash that is left behind after field use is removed immediately so that unsightly, rodent-attracting litter does not accumulate.

□□□□□□

-A towing company paid for by the private partner must be immediately available to local residents to tow cars that may be parked illegally on any surrounding neighborhood streets due to field usage.

□□□□□□

-A hired third party, not the County or the private business (one with no interest other than seeing a job done), must provide oversight of the private partner to ensure proper operation, and will take immediate corrective action ~ or be penalized.

□□□□□□

-Separate noise and traffic studies must be conducted by someone other than interested parties (ie: possible private partners).

□□□□□□

-A pedestrian and bicycle impact study which includes weekend traffic must be conducted.

□□□□□□

-All improvements, including roads and driveways, must be paid for by the private partner.

□□□□□□

-Not one single amenity associated with these soccer fields is to come out of tax-payer money.

□□□□□□

-A ten million dollar bond should be posted to insure conformance by the private partner.

□□□□□□

-There should be no holdover provision in the final contract so that the property must be competitively bid again at the end of the term so as to safeguard the public interest.

□□□□□□

I thank you for your time, and I expect implementation of these guidelines for the safety of the existing neighborhood.

□□□□□□

Thank You,

Cathy McDonald
Montgomery County resident

□□□□□□□□□□□□

Attachment D
Email Responses to Brickyard RFP

From

Chef Da-Vid

Subject

Date

Keep Organic Farm on Brickyard

8/20/2011

To: Kassa Seyoum, Project Manager

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Sincerely,

Dave Lambert
RESIDENT of POTOMAC
301-983-5034 (home office)

Attachment D

Email Responses to Brickyard RFP

301-873-4481 (cell phone)

Webmaster@DavidRobertLambert.com (business and personal)

DavidRobertLambert@AlphaUSA.org (church and Alpha Advisor for DC Region)

Chef@DavidRobertLambert.com (culinary arts)

Attachment D
Email Responses to Brickyard RFP

From chloe short

Subject	Date
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Brickyard site	8/21/2011
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To: Kassa Seyoum, Project Manager

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Attachment D
Email Responses to Brickyard RFP

are:

Wheaton Regional, Wheaton, 20902
Llewellyn Sports Complex, Aspen Hill, 20906

We ask that you keep the organic farm to be used as an educational opportunity for our County's teachers and students to have hands on learning experiences about local food and agriculture and the soil and water that sustain us. As a school property, this is a much better use of the site than private soccer fields.

Sincerely,

Chloe Short

Attachment D
Email Responses to Brickyard RFP

From

Chris Belchamber

Subject

Date

Ike.Leggett@montgomerycountymd.gov,Info@savenicksorga

8/20/2011

To: Kassa Seyoum, Project Manager

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Sincerely,

Chris Belchamber

Chris Belchamber Investment Management, LLC 301-335-8587, www.ChrisBelchamber.com □ □ □ □ □

Attachment D
Email Responses to Brickyard RFP

From Christina Renshaw

Subject

Date

Leave the farm

8/31/2011

The county doesn't need more soccer fields it needs more farms!

Christina Renshaw
President
Text Design, Inc.

301-652-5153 dc
240-529-1610 frederick

www.txtdesign.com

Like us on facebook!
<http://www.facebook.com/textdesign>

We contribute to our clients growth through the design of creative and engaging communications

Attachment D
Email Responses to Brickyard RFP

From

cindy brandt

Subject

Date

Brickyard Site

8/19/2011

To: Kassa Seyoum, Project Manager

I am disappointed that you are considering placing private use ball fields on the Brickyard Road site. I would rather see the organic seed farm left as it is and used as an education center for MCPS. There are enough ball fields so it should not be necessary to ruin an organic farm which has been in existence for 30 years.

Sincerely,
cindy brandt
3302 Cummings Lane
CHevy CHase, MD 20815

Attachment D
Email Responses to Brickyard RFP

From

Clare Kenney

Subject

Date

Brickyard Site

8/20/2011

To: Kassa Seyoum, Project Manager

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Sincerely,
Don Kenney

Attachment D
Email Responses to Brickyard RFP

From

Connemara Doran

Subject

Date

Brickyard Site

8/24/2011

To: Kassa Seyoum, Project Manager

I oppose a public-private partnership to place private use ball fields on the Brickyard Road site. This field with the existing organic farm is perfectly suited as an education center for Montgomery County Public Schools, especially with the recent passage in Maryland of the mandatory Environmental Literacy standard, also known as "No Child Left Inside."

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Attachment D
Email Responses to Brickyard RFP

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Please do not let this unique organic farm be destroyed. Instead, let the organic farm remain and serve the agricultural and educational needs of our county in an extraordinary way.

Sincerely,
Connemara Doran

Attachment D
Email Responses to Brickyard RFP

From

cybrind brindle

Subject

Date

RFP comments

8/25/2011

Summarized below are my comments

Hours of operation should be limited to 11AM to 5:30 PM on weekends only.

No operation during weekdays to avoid overloading of residential roads serving the site.

Sports field use must be limited to youths no older than high school age.

Field use to be limited to the teams located with the geographic area which would be served by a Brickyard Middle school.

No use of fields for tournaments, playoffs and/or championships.

All fields and any site amenities should be organic with no use of pesticides or chemicals.

The private partner must be required to ensure that any trash that is left behind after field use is removed immediately so that unsightly, rodent-attracting litter does not accumulate.

A towing company paid for by the private partner must be immediately available to local residents to tow cars that may be parked illegally on any surrounding neighborhood streets due to field usage.

The county should provide oversight of the private partner to ensure proper operation, and should take immediate corrective action.

A noise study should be conducted by someone other than interested parties (ie: possible private partners)

A pedestrian and bicycle impact study which includes weekend traffic should be conducted.

All improvements, including roads and driveways, should be paid for by the private partner.

A ten million dollar bonds should be posted to insure conformance by the private partner

Jeffrey R. Brindle

8004 Horseshoe Lane

Potomac, MD 20854

3012991706 ☐☐ ☐ ☐☐

Attachment D
Email Responses to Brickyard RFP

From

Dami Hunter

Subject

Date

Brickyard Site

8/20/2011

To: Kassa Seyoum, Project Manager

I oppose a public-private partnership to place private use ball fields on the Brickyard Road site. This field with the existing organic farm is perfectly suited as an education center for Montgomery County Public Schools, especially with the recent passage in Maryland of the mandatory Environmental Literacy standard, also know as “No Child Left Inside.”

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Sincerely,
Damion Hunter

Attachment D
Email Responses to Brickyard RFP

From

David Flores

Subject

Date

Brickyard Site

8/21/2011

To: Kassa Seyoum, Project Manager

I oppose a public-private partnership to place private use ball fields on the Brickyard Road site. This field with the existing organic farm is perfectly suited as an education center for Montgomery County Public Schools, especially with the recent passage in Maryland of the mandatory Environmental Literacy standard, also know as "No Child Left Inside."

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Sincerely,

--

>>>> David G. F. Flores <<<<

Attachment D
Email Responses to Brickyard RFP

From

Diane Seward

Subject

Date

Comments on the Brickyard Road Soccer Field RFP

9/1/2011

To whom it may concern:

We have vigorously opposed, and will continue to oppose, the proposal to convert the 20 acres optimally dedicated for 30 years as an organic farm into a soccer complex. Nevertheless, in the event Montgomery County goes ahead with its illegal (lack of due process) plans, we offer the following comments:

1. Publish all comments you receive on this issue on the county website.
2. Explain the criteria to be used for choosing the winning proposal.
3. Do not remove the existing roundabouts and speed bumps on Brickyard Road.
4. Do not permit any other commercial activities at the site.
5. Do not erect any indoor sports facilities at the site.
6. Contractors responding to the RFP should explain how their turf management practices will avoid contamination of surface and ground water that could reach the wells of surrounding properties.
7. Ensure that at the end of the contract term the use of the land is put up again for competitive bid.....in other words, no holdover provision.
8. Use of pesticides on the site should be prohibited.
9. The Private Partner (winning bidder) must ensure that the sports complex is operated as a trash-free area. Trash must be collected and removed promptly to avoid attracting rodents.
10. The County should provide oversight to the contractor to assure compliance with the contract and pertinent county regulations.
11. All improvements at the site, including service roads and driveways, should be paid for by the Private Partner.
12. There should be no exterior electric lighting on the 20-acre site.
13. "Local" teams must have "local" players from our neighborhood!
14. There must be nonscheduled time on the fields on summer evenings, before dark, say 8:00 p.m. to 9:00 p.m. so that the neighborhood can use the soccer fields.
15. Teams should not be scheduled to play on weekdays during the morning or evening rush hours: 6:30 to 9:30 a.m., and 3:30 to 7:30 p.m.

Timothy and Elizabeth Seward
10809 Rock Run Drive

Attachment D
Email Responses to Brickyard RFP

From

Dick & Shirley Heintz

Subject

Date

Brickyard Site

8/22/2011

To: Kassa Seyoum, Project Manager

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Attachment D
Email Responses to Brickyard RFP

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Sincerely,
Shirley Heintz

Attachment D
Email Responses to Brickyard RFP

From Dolores McDonagh

Subject

Date

Please strike a balance

8/31/2011

Soccer fields for youth are great (baseball fields too, which are WAY more lacking in MoCo). But in this instance, making sure our youth have access to locally grown food -- and the understanding of where food comes from -- needs to take precedence.

Please register my vote for keeping a local food hub in Montgomery Country, not another couple of soccer fields.

Thank you.

Dolores McDonagh
726 Dartmouth Avenue
Silver Spring, MD 20910

--

Dolores McDonagh
dolores@themcdonaghs.com

Attachment D
Email Responses to Brickyard RFP

From Don Libes

Subject

Date

comments on RFP to Develop Soccer Ballfields at Brickyard

8/31/2011

According to the RFP to Develop Soccer Ballfields at Brickyard Site, the intent is to develop "up to four soccer fields". However, the Park Study that is cited to justify the need has a table titled "2020 Additional Field Needs by Community Based Team Area".

In issuing the RFP, it appears that the Executive has misinterpreted this aforementioned table. The way I understand the table, it shows there is a positive need (14 to 14.3) for *all* types of fields. However, if you only consider rectangular fields (i.e., appropriate for soccer), the need drops to 4.6.

The report says that "fields needs may potentially be lowered by converting fields to another use (where feasible) to meet the needs". The table shows that Potomac has a surplus $(-0.3 + -4.1 = -4.4)$ of other fields that may potentially serve the same purpose. Given that -4.4 surplus is remarkably close to meeting the 4.6 need and given the other issues surrounding the Brickyard property, it makes sense to try and convert existing fields rather than using the Brickyard property. Not only is it cheaper to convert existing fields but they will already be on properties where soccer and other athletic fields make sense and have been accepted by the neighborhood unlike the Brickyard area.

I will skip the explanation of all the other drawbacks of developing the Brickyard property since you have no doubt heard them from other people. But it certainly seems like the requirement for developing the Brickyard property seems to have been based on invalid assumptions. I urge you to reconsider the basis on which the RFP has been issued and retract the RFP. I urge you not to turn the Brickyard property in to soccer fields.

Don Libes
7311 Brickyard Rd
Potomac, MD 20854
301 975-3535
don@libes.com

Attachment D
Email Responses to Brickyard RFP

From Donna Foster

Subject	Date
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Comments re the RFP for the Brickyard Road Soccer Field	8/29/2011
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The RFP for the Brickyard Road Soccer Field should have consideration for the location on a road that will be hugely impacted by the additional traffic.

A traffic study and a noise study should be conducted by an independent organization(with no possible interest or connection with soccer). Both studies must include weekend impact.

Adequate parking must be included with absolutely no parking on Brickyard Road and surrounding neighborhood streets. The county must be required to enforce that as a deterrent.

The fields should be restricted to usage by school age youths, not college or adult leagues.

The traffic study will show that weekday afternoons will overload the area streets and so the complex must state very specific hours of operation. Weekend hours should be limited and enforced.

Because of its location in a watershed that will impact the Potomac River and local streams, the fields should be free of pesticides and damaging chemicals.

Provisions must be included for immediate and constant removal of trash and debris to ensure care of the area and prevent rodents.

The county must require that the private partner pay for all improvements, including roads and driveways.

To ensure conformance of the private partner to stated requirements, there must be incentive, such as a bond to be posted by the private partner, and stated legal recourse by the county .

Lastly, the county must commit to enforcing all inclusions in the contract.

Donna Foster

Attachment D
Email Responses to Brickyard RFP

From

Dr. Rachael B. Sand

Subject

Date

Brickyard Site

8/19/2011

To: Kassa Seyoum, Project Manager

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Sincerely,

Dr. Rachael Sand

Rachael B. Sand, Psy.D.
Licensed Psychologist

Attachment D
Email Responses to Brickyard RFP

Holistic Psychotherapy
267-250-9864
health@RachaelSand.com
www.RachaelSand.com

Attachment D
Email Responses to Brickyard RFP

From EH Pitcher

Subject	Date
Brickyard Site	8/19/2011
Kassa Seyoum, Project Manager	
<p>I oppose a public-private partnership to place private use ball fields on the Brickyard Road site. This field with the existing organic farm is perfectly suited as an education center for Montgomery County Public Schools, especially with the recent passage in Maryland of the mandatory Environmental Literacy standard, also know as “No Child Left Inside.”</p> <p>This Montgomery County Public School (MCPS) property has been under the care and stewardship of Mr. Nick Maravell, under continuous organic management, for over 30 years. A 30 year-old organic seed farm with its soil improvements is not easily moved or re-established elsewhere. Thanks to its location far from conventional farms using Genetically Modified Organisms (GMO seeds), this farm’s heirloom and rare seed production is guaranteed to stay pure and organic.</p> <p>The Potomac subregion has the least need in the County for additional soccer fields, according to the County’s most recent study. The Potomac zip code (20854) already has over 20 soccer field locations --many of which have multiple fields. Two more soccer fields are slated for Potomac already, one at the Community Center and one at the planned Greenbrier local park at Glen and Travilah Roads.</p> <p>This 20 acre site does not meet the criteria for a regional facility, which must be 50 acres according to Maryland National Capital Park and Planning guidelines. Therefore, if there is no pressing local need and it is not appropriately sized to draw from a regional Country-wide need, then private use soccer fields should not be developed at this location.</p> <p>In addition to the already underused Germantown Complex, there are quite a number of possible alternate sites for additional soccer fields. Some of these sites are in areas and populations in dire need of facilities, and where public access is much better than the Brickyard site. A few examples</p>	

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Sincerely,

Edwin Pitcher

Bethesda, Maryland

Attachment D
Email Responses to Brickyard RFP

From Elisabeth Renninger

Subject

Date

Brickyard Site

8/19/2011

To: Kassa Seyoum and Ike Leggett:

Mr. Leggett and Ms. Seyoum. I hope you will reconsider using a public-private partnership to place private use ball fields on the Brickyard Road site. This field with the existing organic farm is perfectly suited as an education center for Montgomery County Public Schools, especially with the recent passage in Maryland of the mandatory Environmental Literacy standard, also known as "No Child Left Inside."

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Mr. Leggett - I've written to you before to help on PEPCO issues and I've always found you to be incredibly responsive and fair. I do hope you'll weigh in on this on the side of the local agricultural movement. I know that the soccer parents are very strong and well organized group and everyone wants his/her child to be able to play sports, but I do hope you will not shut this organic farm down just because the soccer parents are such a strong and vocal group.

Thanks so much.

Attachment D
Email Responses to Brickyard RFP

Sincerely,
Liz Renninger

Attachment D
Email Responses to Brickyard RFP

From

Elisabeth Waugaman

Subject

Date

Brickyard Site

8/20/2011

To: Kassa Seyoum, Project Manager

I oppose a public-private partnership to place private use ball fields on the Brickyard Road site. This field with the existing organic farm is perfectly suited as an education center for Montgomery County Public Schools, especially with the recent passage in Maryland of the mandatory Environmental Literacy standard, also know as “No Child Left Inside.”

This Montgomery County Public School (MCPS) property has been under the care and stewardship of Mr. Nick Maravell, under continuous organic management, for over 30 years. A 30 year-old organic seed farm with its soil improvements is not easily moved or re-established elsewhere. Thanks to its location far from conventional farms using Genetically Modified Organisms (GMO seeds), this farm’s heirloom and rare seed production is guaranteed to stay pure and organic.

The Potomac subregion has the least need in the County for additional soccer fields, according to the County’s most recent study. The Potomac zip code (20854) already has over 20 soccer field locations -- many of which have multiple fields. Two more soccer fields are slated for Potomac already, one at the Community Center and one at the planned Greenbrier local park at Glen and Travilah Roads.

This 20 acre site does not meet the criteria for a regional facility, which must be 50 acres according to Maryland National Capital Park and Planning guidelines. Therefore, if there is no pressing local need and it is not appropriately sized to draw from a regional Country-wide need, then private use soccer fields should not be developed at this location.

In addition to the already underused Germantown Complex, there are quite a number of possible alternate sites for additional soccer

Attachment D
Email Responses to Brickyard RFP

fields. Some of these sites are in areas and populations in dire need of facilities, and where public access is much better than the Brickyard site. A few examples are:

Wheaton Regional, Wheaton, 20902
Llewellyn Sports Complex, Aspen Hill, 20906

We ask that you keep the organic farm to be used as an educational opportunity for our County's teachers and students to have hands on learning experiences about local food and agriculture and the soil and water that sustain us. As a school property, this is a much better use of the site than private soccer fields.

Sincerely,
Elisabeth Waugaman, PhD

Attachment D
Email Responses to Brickyard RFP

proposal for Brickyard soccer fields

8/26/2011

Hours of operation should be limited to 11AM to 5:30 PM on weekends only.

No operation during weekdays to avoid overloading of residential roads serving the site.

Sports field use must be limited to youths no older than high school age.

Field use to be limited to the teams located with the geographic area which would be served by a Brickyard Middle school.

No use of fields for tournaments, playoffs and/or championships.

All fields and any site amenities should be organic with no use of pesticides or chemicals.

The private partner must be required to ensure that any trash that is left behind after field use is removed immediately so that unsightly, rodent-attracting litter does not accumulate.

A towing company paid for by the private partner must be immediately available to local residents to tow cars that may be parked illegally on any surrounding neighborhood streets due to field usage.

The county should provide oversight of the private partner to ensure proper operation, and should take immediate corrective action.

A noise study should be conducted by someone other than interested parties (ie: possible private partners)

A pedestrian and bicycle impact study which includes weekend traffic should be conducted.

An environmental study be made to assure well water will not be polluted by chemicals from vehicles exiting, entering, and parking.

All improvements, including roads and driveways, should be paid for by the private partner.

A ten million dollar bond should be posted to insure conformance by

Attachment D
Email Responses to Brickyard RFP

the private partner.

Attachment D
Email Responses to Brickyard RFP

From

Elliott, William E CTR PEO I

Subject

Date

Comment from Resident about Nick's farm

8/31/2011

Mr. Leggett,

I've lived in the area off and on throughout my life accruing about 7 years of Montgomery County residency and over 30 years of MD residency. I've seen how businesses work in cities and in rural locales all over this country. The half-doze

Attachment D
Email Responses to Brickyard RFP

From

Erik Asphaug

Subject

Date

public comment

9/1/2011

I am aware of the plans to turn this organic farm into a soccer field. Most soccer fields these days are under-utilized, whereas the value of an organic farm -- a place where children can come and learn and play and learn where all our food comes from -- that's a treasure that will be so sorely missed, even by the children who are kicking around the soccer ball. Preserve these kinds of treasures for the kids -- you won't get them back ever.

Erik Asphaug, Professor

Attachment D
Email Responses to Brickyard RFP

From Evan Lippincott

Subject	Date
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FW: Brickyard RFP comment

8/29/2011

I am opposed to soccer fields being built on the Brickyard Road site currently being leased to Nick Maravel for use as an organic seed farm.

Should the contract for soccer fields be let, I request that the following issues be addressed:

- *☐ Minimum of 7 hours per week of field use will be provided to the community at no charge.
 - *☐ Private monitoring of the site to be paid for by private partner
 - *☐ Parking shall be permeable to water through the use of "green pavers", and all stormwater shall be dealt with on site.
 - *☐ Field and parking Lighting shall be closely shuttered to minimize impact on surrounding homes
 - *☐ Hours of operation should be limited to 11AM to 5:30 PM on weekends only.
 - *☐ No operation during weekdays to avoid overloading of residential roads serving the site.
 - *☐ All fields and any site amenities should be organic with no use of pesticides or toxic chemicals.
 - *☐ The private partner must be required to ensure that any trash that is left behind after field use is removed immediately so that unsightly, rodent-attracting litter does not accumulate.
 - *☐ The county should provide oversight of the private partner to ensure proper operation, and should take immediate corrective action.
 - *☐ A noise study should be conducted by someone other than interested parties (ie: possible private partners)
 - *☐ A pedestrian and bicycle impact study which includes weekend traffic should be conducted.
 - *☐ All improvements, including roads and driveways, should be solely
-

Attachment D
Email Responses to Brickyard RFP

paid for by the private partner.

Evan J Lippincott

9428 Garden Court

Potomac, MD 20854

Attachment D
Email Responses to Brickyard RFP

From

Frank Shull

Subject

Date

Brickyard Site

8/20/2011

To: Kassa Seyoum, Project Manager I oppose a public-private partnership to place private use ball fields on the Brickyard Road site. This field with the existing organic farm is perfectly suited as an education center for Montgomery County Public Schools, especially with the recent passage in Maryland of the mandatory Environmental Literacy standard, also know as "No Child Left Inside." This Montgomery County Public School (MCPS) property has been under the care and stewardship of Mr. Nick Maravell, under continuous organic management, for over 30 years. A 30 year-old organic seed farm with its soil improvements is not easily moved or re-established elsewhere. Thanks to its location far from conventional farms using Genetically Modified Organisms (GMO seeds), this farm's heirloom and rare seed production is guaranteed to stay pure and organic. The Potomac subregion has the least need in the County for additional soccer fields, according to the County's most recent study. The Potomac zip code (20854) already has over 20 soccer field locations --many of which have multiple fields. Two more soccer fields are slated for Potomac already, one at the Community Center and one at the planned Greenbrier local park at Glen and Travilah Roads. This 20 acre site does not meet the criteria for a regional facility, which must be 50 acres according to Maryland National Capital Park and Planning guidelines. Therefore, if there is no pressing local need and it is not appropriately sized to draw from a regional Country-wide need, then private use soccer fields should not be developed at this location. In addition to the already underused Germantown Complex, there are quite a number of possible alternate sites for additional soccer fields. Some of these sites are in areas and populations in dire need of facilities, and where public access is much better than the Brickyard site. A few examples are: Wheaton Regional, Wheaton, 20902 Llewellyn Sports Complex, Aspen Hill, 20906 We ask that you keep the organic farm to be used as an educational opportunity for our County's teachers and students to have hands on learning experiences about local food and agriculture and the soil and water that sustain us. As a school property, this is a much better use of the site than private soccer fields. Sincerely, Frank Shull

Sent from my iPad

Attachment D
Email Responses to Brickyard RFP

From George H K. Wang

Subject

Date

RE: RFP for purposed Brickyard Soccer Complex

8/27/2011

My name is George Wang, I live at 10617 Rock Run Dr., Potomac, MD 20854. I would like to file my public comments regarding the RFP for the purposed Brickyard Soccer Complex

Here are my comments:

Preserving the site as an organic farm - my choice.

Hours of operation should be limited to 11AM to 5:30 PM on weekends only.

No operation during weekdays to avoid overloading of residential roads serving the site.

Sports field use must be limited to youths no older than high school age.

Field use to be limited to the teams located with the geographic area which would be served by a Brickyard Middle school. No use of fields for tournaments, playoffs and/or championships. All fields and any site amenities should be organic with no use of pesticides or chemicals.

The private partner must be required to ensure that any trash that is left behind after field use is removed immediately so that unsightly, rodent-attracting litter does not accumulate.

A towing company paid for by the private partner must be immediately available to local residents to tow cars that may be parked illegally on any surrounding neighborhood streets due to field usage.

The county should provide oversight of the private partner to ensure proper operation, and should take immediate corrective action

A noise study should be conducted by someone other than interested parties (ie: possible private partners)

A pedestrian and bicycle impact study which includes weekend traffic should be conducted.

All improvements, including roads and driveways, should be paid for by the private partner.

A ten million dollar bonds should be posted to insure conformance by the private partner.

Thanks,

George Wang

10617 Rock Run Dr

Potomac, MD 20854

Attachment D
Email Responses to Brickyard RFP

301-299-8988

Attachment D
Email Responses to Brickyard RFP

From Gigi Middlebrook

Subject	Date
----------------	-------------

Please Save Nick's Organic Farm

8/31/2011

I would think that an organic food farm where children can learn more about this type of farming would be much more valuable to our community than two more soccer fields. Please don't destroy Nick's farm. I want children to learn more about how to susta

Attachment D

Email Responses to Brickyard RFP

Girish Jindia

Date _____

8/25/2011

We are adversely opposed to the proposed complex!!

- * Hours of operation should be limited to 11AM to 5:30 PM on weekends only.
- * No operation during weekdays to avoid overloading of residential roads serving the site.
- * Sports field use must be limited to youths no older than high school age.
- * Field use to be limited to the teams located with the geographic area which would be served by a Brickyard Middle school.
- * No use of fields for tournaments, playoffs and/or championships.
- * All fields and any site amenities should be organic with no use of pesticides or chemicals.
- * The private partner must be required to ensure that any trash that is left behind after field use is removed immediately so that unsightly, rodent-attracting litter does not accumulate.
- * A towing company paid for by the private partner must be immediately available to local residents to tow cars that may be parked illegally on any surrounding neighborhood streets due to field usage.
- * The county should provide oversight of the private partner to ensure proper operation, and should take immediate corrective action.
- * A noise study should be conducted by someone other than interested parties (ie: possible private partners)
- * A pedestrian and bicycle impact study which includes weekend traffic should be conducted.
- * All improvements, including roads and driveways, should be paid for by the private partner.
- * A ten million dollar bonds should be posted to insure conformance by the private partner.

Regards,

Girish Jindia
10921 Brent Road
Potomac, MD 20854
301-299-3185

Attachment D
Email Responses to Brickyard RFP

Comments to proposed soccerPlex

8/30/2011

- 1) The "local" teams MUST have local players. One of the sponsors Potomac Soccer is "local" team but does not have local players. Our son was the only local player on his Potomac Soccer team.
 - 2) There MUST be non scheduled time on the field in good hours not 8 PM to 9 PM so that anyone can use freely.
 - 3) The "private Partnership" must NOT own all the best times during the week 4PM to 8 PM and weekend 8AM to 7PM
 - 4)Make all RFP comments public on website, and explain picking process.
-

Attachment D
Email Responses to Brickyard RFP

- 5) No existing Speed Bumps/Roundabouts removed.
 - 6) No INDOOR Sports facilities, ever.
 - 7) No other commercial activities on the site (many "Home/Window" shows @ Germantown Complex).
 - 8) Contractor must outline how its' turf mngmt practices will avoid contamination of surface and ground water that may reach local wells of surrounding properties.
 - 9) There should be NO holdover provision in the final contract so that the property MUST be competitively bid again @ the end of term so as to safeguard the public interest.
- * Hours of operation should be limited to 11AM to 5:30 PM on weekends only.
 - * No operation during weekdays to avoid overloading of residential roads serving the site.
 - * Sports field use must be limited to youths no older than high school age.
 - * Field use to be limited to the teams located with the geographic area which would be served by a Brickyard Middle school.
 - * No use of fields for tournaments, playoffs and/or championships.
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 - * A towing company paid for by the private partner must be immediately available to local residents to tow cars that may be parked illegally on any surrounding neighborhood streets due to field usage.
 - * The county should provide oversight of the private partner to ensure proper operation, and should take immediate corrective action.
 - * Separate noise & traffic studies should be conducted by someone other than interested parties (ie: possible private partners).
 - * A pedestrian and bicycle impact study which includes weekend traffic should be conducted.
 - * All improvements, including roads and driveways, should be paid for by the private partner.
 - * A ten million dollar bonds should be posted to insure conformance by the private partner.

Regards,

Girish & Indu Jindia
10921 Brent Road
Potomac, MD 20854
301-299-3185

Attachment D
Email Responses to Brickyard RFP

From

Girish U

Subject

Date

Make Brickyard Farm a Food and Ag Education Hub

8/23/2011

Dear Mr. Leggett,

I applaud the County's efforts to advance food and agriculture policy through the Green Economy Task Force, the Small Farm Incubator Initiative, the Sustainable Community Food Initiative, and the long tradition of preserving agricult

Attachment D
Email Responses to Brickyard RFP

From

Gpilch

Subject

Date

Letter of Opposition to the Plans to Construct Soccer Fields at

8/31/2011

County Executive Isiah Leggett
101 Monroe St.
2nd Floor
Rockville, MD 20850

To: County Executive Leggett:

With this letter, I join a broad based group of Montgomery county citizens and many others to express my unequivocal opposition to

Attachment D
Email Responses to Brickyard RFP

Letter of Opposition to the Plans to Construct Soccer Fields at

8/29/2011

With this letter, I join a broad based group of Montgomery county citizens and many others to express my unequivocal opposition to the plans to construct multiple soccer fields at the Brickyard Road location in Potomac MD. My objections are based both on substance of the plan and the flawed process by which this decision has been reached.

The 20-acre Brickyard cite plot that has been farmed for more than 30 years. The plans to “kill” the farm and to convert it into a multiple soccer field, supported by several hundred space parking lot and concession stands is absolutely against public interest and contrary to the County’s stated goals of advancing “green” food and agriculture initiatives.

Nick’s Organic Farm (NOF) is a precious asset to our community.

☐ NOF is a model for agriculture on the urban fringe, the type of farm that is now increasingly gaining attention internationally as the farm-of-the-future, because it can help ensure the safety, availability and affordability of our food as populations rise and transportation/fuel costs increase;

☐ This NOF site is a valuable research tool, because the soil has been organically-tended for more than 30 years, fostering the organic matter and microorganisms that are key to supporting healthy plants;

☐ It is uniquely isolated from other farms generating genetically modified (GMO) pollen, so it can produce organic GMO-free seed that is especially adapted to the local climate and weather conditions, a highly unusual resource;

☐ NOF’s seed grown at the Brickyard Road plot provides the basis for many other farmers’ operations in the county, state and region; this land is the only organic seed farm in Montgomery County, amid very few organic seed farms in the whole State of Maryland;

☐ If NOF stops growing the special heirloom and open-pollinated seed that it currently does at the Brickyard Road plot, our community would likely lose valuable biodiversity in our plant gene pool;

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Email Responses to Brickyard RFP

- ☐ Ø As an organic farm, NOF by definition does not utilize chemical fertilizers and synthetic pesticides and herbicides, so it does not contaminate the soil, air or water; rather it increases the quality of these natural resources—especially pertinent here since this plot of land is so close to the Potomac River;
- ☐ Ø Organic farmland also adds to the quality of life of the community, because it contributes to carbon sequestration, and helps to minimize run-off and soil erosion;
- ☐ Ø Keeping farmland at this site does not require any budgetary outlays on the part of the County, while it maintains the status quo of the land in pristine condition, in case the Board of Education needs it for a school in the future;
- ☐ Ø Having been tended by a nationally renowned organic farmer who is a current member of the National Organic Standards Board (NOSB), this site would be a perfect location for agricultural education for public school children and adults, in the tradition of the Ag Reserve and the vision of the USDA “Know Your Farmer, Know Your Food” initiative.
- ☐ Ø The site could also be used as a mentoring and incubator facility for the next generation of farmers.
- ☐ If additional soccer fields are deemed to be needed by the Country (something that I and many others seriously doubt), there are many alternatives soccer sites that do not require the elimination of a key country organic farm, such as the Cabin John Regional Park - a 525 acre facility with only 6 baseball fields.
- ☐ In addition to the substantive objection to the plans to replace the NOF with soccer fields, parking lots and concession stands, I also object to the process by which this decision has been reached. There were not enough open public meetings and hearings and both elected public officials (including on the County Council) and concerned citizens were (deliberately?) not made aware of the plans.
- ☐ Again, the Country should suspend its plans to convert a farm into a soccer fields and parking lots, and establish a County Food and Agriculture Policy Council, including Nick’s Organic Farm, as an agricultural education anchor, to utilize this unique farm asset for the benefit of all the Montgomery County residents.

Sincerely

Gennady Pilch

tel: 301-377-4264

7204 Brookstone Court, Potomac, MD

Attachment D
Email Responses to Brickyard RFP

From helgabilik

Subject

Date

Brickyard Site

8/19/2011

Greetings -

This is to express, in the strongest terms possible, my husband's and my opposition to any plans that would endanger the future of one of the county's most outstanding features - a truly functioning, working ORGANIC FARM!

To jeopardize something so unique, and so valuable - something that reinforces the unusual QUALITY of life in this wonderful county for something as commonplace as SOCCER FIELDS should be absolutely unthinkable.

There are schools, parks, and open spaces throughout the county, so this ill-thought and selfish project should be stopped, and re-focused on less-destructive options. We need Nick's Organic Farm to stand as a beacon for healthy, effective farming - for both us humans and the environment. It is as important - if not more so - to the future generation also to learn about healthy eating and raising healthful foods as well as the sport in which they're participating.

We have such great respect for Mr. Leggett - we hope he will do everything possible to preserve this amazing, unique gem.

Thank you.

Helga and Jerry Bilik

Attachment D
Email Responses to Brickyard RFP

From

HILDA GORE

Subject

Date

Please save Nick's Organic Farm

8/20/2011

Dear County Executive Leggett,

I grew up in Montgomery County and still have family in the county. It has a fabulous reputation for good schools, wonderful social services, great sports complexes and more.

Please continue the tradition of good stewardship of the county's resources and protect Nick's organic farm. It would be shortsighted to lose that valuable farm land, for soccer fields. I know there are other soccer fields that could be re-conditioned for that use.

I am a sports fan and soccer mom, by the way. However, I also value good, healthy, nutritious organic food. I find it hard to believe that this must come down to an "either/or" choice. Preserve Nick's farm and refurbish other fields for soccer. This would clearly be a win/win.

Please find a way to save the farm and continue to lead Montgomery County and its residents well.

Best,Hilda Gore

Attachment D
Email Responses to Brickyard RFP

From Icarus Ancalion

Subject

Date

We don't need more soccer fields.

8/31/2011

I am absolutely appalled that in some back room deal the award-winning Nick's Organic Farm is to be turned into ... soccer fields. We have too many soccer fields in Maryland, and I as a Germantown resident and voter insist that we not destroy this important farm. If someone wants to play soccer, we have the absurd and enormous Soccerplex right here.

Why have there been no public hearings about this?

Nick's is a hub and lynchpin of the organic farming movement in Maryland. Not only is it an award-winning farm that's been in place for 30 years, Nick's is the primary source for organic seeds for all the organic farmers in this area.

You may not realize, but companies like Burpee and other commercial seed producers sell us "dead" seeds. Oh yes, the seeds will produce a plant, but they are designed so that you cannot collect the seeds from that plant and use them for the next year, thus cutting the "cycle of life." The intent is to keep farmers dependent on the seed companies.

As you can imagine, this is a dangerous and short-sighted practice. If there is one thing in this world that we do not want monopolized, it's our food supply.

The process of making "dead seeds" involves hybridization and often genetic modification, adding a new level of hazard to commercial seeds.

Organic seed producers like Nick's keep mother nature intact.

Not only do I feel deeply sarcastic about the idiocy of building more soccer fields in soccer field saturated Montgomery County, I'm infuriated that they'd be built on top of Nick's Organic Farm. I'm also angry that there have been no public hearings about such an important issue.

Attachment D
Email Responses to Brickyard RFP

I don't keep up on county issues. So this is the only issue where your name, Mr. Leggett, has come to my attention. I am holding you personally responsible for what happens to this farm. I will not forget and my vote in future elections will be based on what happens to this farm.

Yours truly,
Michelle Grissom

Attachment D
Email Responses to Brickyard RFP

From

Indu Jindia

Subject

Date

Comments re: The RFP on Brickyard Soccer Plex

8/31/2011

>>

>> 1 - The "local" teams MUST have local players. One of the sponsors Potomac Soccer is "local" team but does not have local players. Our son was the only local player on his Potomac Soccer team.

>> 2 - There MUST be non scheduled time on the field in good hours not 8 PM to 9 PM so that anyone can use freely.

>> 3 - The "private Partnership" must NOT own all the best times during the week 4PM to 8 PM and weekend 8AM to 7PM

>>

>> If we dont add this then you can get all you want below but local people will NEVER get to use the field.

>>

>> The private partner will take over the field if they pay for it and that is what Ike is looking to do.

>

>> * Make all RFP comments public on website, and explain picking process.

>> * No existing Speed Bumps/Roundabouts removed.

>> * No INDOOR Sports facilities, ever.

>> * No other commercial activities on the site (many "Home/Window" shows @ Germantown Complex).

>> * Contractor must outline how its' turf mngmt practices will avoid contamination of surface and ground water that may reach local wells of surrounding properties.

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>> A ten million dollar bonds should be posted to insure conformance by the private partner.

Attachment D
Email Responses to Brickyard RFP

> I strongly feel that The Organic Farm should be preserved. It is a very valuable asset to the whole county esp. that organic food is so critical for good health and well being. This farm could also be used as an educational site for many youngster who are really interested in organic farming. It's hard to imagine that there are officials out there who want to rip the valuable work of Farmer Nick. Granted this land was rented to him but he worked hard and created something unique from it. Organic farming is the way into future and we cannot imagine that something that's already been established is going to be ripped off. Brickyard also is also the alternate route for the beltway travelers. Any time there is an accident or bad weather issues and the beltway snarls up brickyard is used by all the commuters who live in Gaithersburg, Poolesville, Germantown area. With a soccer field added traffic situation is going to be unbearable here. I am sure these points have been made by other people but need to be emphasized again and again.

Thank
You
Indu
Jindia
10921 Brent
Rd.
Potomac, MD - 20854

Attachment D
Email Responses to Brickyard RFP

From info

Subject

Date

RE: SNOF, Request for Proposal deadline, September 1st.

8/20/2011

Dear Carrie,

I have taken the liberty to forward your comment to the county. Not sure if your original went through, but hopefully this one will,

Take care and thank you

Annita

☐ I went to the draft letter and hit the "Send Email" button, but I don't think anything happened. Is anyone else having a problem with the button or is it sending, but nothing comes up on the website to confirm that it's been sent?

☐ thanks,

☐ Carrie

☐

☐ _____

☐ From: Save Nick's Organic Farm <info@savenicksorganicfarm.org>

☐ To: cstinky2@yahoo.com

☐ Sent: Friday, August 19, 2011 4:55 PM

☐ Subject: SNOF, Request for Proposal deadline, September 1st.

☐

☐

☐ Having trouble viewing this email? Click here

<http://campaign.r20.constantcontact.com/render?llr=8wbhmrfa&v=001a54n5PqXCch3cMCKBI2N9wOMLI0BI0L8HiNWTlo72DBfRLlgwpeHU1UwTMWJ3r1Nvr-9KoFevVQG2TOFvFHgavAtWfF6pM6neAv7mXobh3XVvEKkziVbsiNCRZ9M256RCIGTjDaidNT1ThCrpifCtK7oylq47IvdCtD6capk4cID80Is4largezsDdmTYR4eX0DHNSAwdSuUX7WPCp2CsqZUvm9UjW5W1gLLJrVrbV74MY0m1d7_b8YkPdOO6ViR> ☐

☐ <<https://imgssl.constantcontact.com/letters/images/1101093164665/np-hdr-update2.jpg>> ☐

☐ Save Nick's Organic Farm // URGENT NEWS ☐

☐ Campaign Update

☐

☐ Dear Supporters,

☐

Attachment D

Email Responses to Brickyard RFP

☐ Thank you for still hanging in there. We are once again in need of your support. The County is requesting comments on the soccer field proposal through the 1st of September on their Request For Proposal (RFP). We have learned that they have received over 150 comments from the pro-soccer advocates.

☐

☐ Now is the time to show our strength and conviction.

☐

☐ We urge you to got the Save Nick's Organic Farm site and click on the letter to the Department of General Service (top of the page in the white box). If you would prefer to write a letter in your own words, the links have been provided.

☐

☐ This matter is of great urgency as the deadline is less than 2 weeks away on Thursday, September 1, 2011.

☐

☐ If you have trouble accessing the link, or have any further questions, please do not hesitate to contact us at:

☐

☐ info@savenicksorganicfarm.org.

☐

☐ Thank you again,

☐ Your Friends at Nicks Organic Farm

☐

☐

☐

☐ ☐ Please go to:

☐ <http://www.savenicksorganicfarm.org/>

☐ <http://r20.rs6.net/tn.jsp?llr=8wbhmrFab&et=1107207054371&s=534&e=001T3IDHb3MNoX_S7HFD4YBXaTCqexCKmCoRsLj2FadcZDCV2IWOOUFGfMCxiU0fi2bS7vgWHhkXszXdAvRY40LHyfa6DQGnlQ5Qq0eSh9l6Ow-cWjb_GuOvZOjBDMCn1GF>

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☐ <<http://visitor.r20.constantcontact.com/email.jsp?m=1105463576283>>

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☐ Find Save Nick's Organic Farm on Facebook

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Attachment D
Email Responses to Brickyard RFP

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☐ Save Nick's Organic Farm

☐ P.O. Box 60522

☐ Potomac, Maryland 20859

☐ info@savenicksorganicfarm.org <<mailto:nicksorganicfarm@comcast.net>>

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Attachment D
Email Responses to Brickyard RFP

From

Jack Detzner

Subject

Date

Brickyard Site

8/19/2011

To: Kassa Seyoum, Project Manager

I oppose a public-private partnership to place private use ball fields on the Brickyard Road site. This field with the existing organic farm is perfectly suited as an education center for Montgomery County Public Schools, especially with the recent passage in Maryland of the mandatory Environmental Literacy standard, also know as “No Child Left Inside.”

This Montgomery County Public School (MCPS) property has been under the care and stewardship of Mr. Nick Maravell, under continuous organic management, for over 30 years. A 30 year-old organic seed farm with its soil improvements is not easily moved or re-established elsewhere. Thanks to its location far from conventional farms using Genetically Modified Organisms (GMO seeds), this farm’s heirloom and rare seed production is guaranteed to stay pure and organic.

The Potomac subregion has the least need in the County for additional soccer fields, according to the County’s most recent study. The Potomac zip code (20854) already has over 20 soccer field locations --many of which have multiple fields. Two more soccer fields are slated for Potomac already, one at the Community Center and one at the planned Greenbrier local park at Glen and Travilah Roads.

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In addition to the already underused Germantown Complex, there are quite a number of possible alternate sites for additional soccer fields. Some of these sites are in areas and populations in dire need of facilities, and where public access is much better than the Brickyard site. A few examples are:

Wheaton Regional, Wheaton, 20902

Llewellyn Sports Complex, Aspen Hill, 20906

We ask that you keep the organic farm to be used as an educational opportunity for our County’s teachers and students to have hands on learning experiences about local food and agriculture and the soil and water that sustain us. As a school property, this is a much better use of the site than private soccer fields.

Sincerely,

Jack Detzner

Attachment D
Email Responses to Brickyard RFP

From

James Hopenfeld

Subject

Date

Please do not put soccer fields on the Brickyard site

8/19/2011

To Kassa Seyoum:

I oppose the proposal to put soccer fields on the Brickyard Road site. Putting soccer fields will harm the neighborhood, compromise the environment, and destroy a unique, working organic farm. I, and my neighbors, understand that Montgomery County needs more soccer fields. But if Montgomery County needs more soccer fields, it should put them someplace where they make sense and where the benefits clearly outweigh the harms. I am especially concerned that the County is giving short shrift to the interests of the people who live in the neighborhood surrounding the Brickyard Road site, in favor of non-local interests. I'd like to live in a county that puts neighborhoods' interests first. Thank you for your consideration.

James Hopenfeld

Attachment D
Email Responses to Brickyard RFP

From

Jamie H.

Subject

Date

Opposition to soccer fields

8/9/2011

Hi there,

As a voting Montgomery County resident, I'd like to express my opposition to the plans to build soccer fields on the land that is currently being leased for organic farming known as Nick's Organic Farm.

While I understand that the county is interested in creating soccer fields for the students, this is not the site for this to be done. What the county has not considered is that farming, especially organic farming, is not something that you can just pick up and move. An organic farm takes years in order to get rid of the toxic herbicides and pesticides that a traditional farm leaves in the ground and it takes years, if not decades to get the soil up to the standards of an organic farm. So, simply assisting Nick in relocating does not get to the route of the problem. Leaving the farm where it is will be the best solution.

However if you insist on forcing a small business owner out of the land he's taken care of for over 30 years, then you'll have to take some of that cash that you're throwing at demolition companies like MSI and instead will have to compensate Nick for the loss of production over the next decade because he simply will not be able to have the same production and quality level as he is currently maintaining.

Organic farms are the future of food security in this nation and for the Montgomery County government to simply throw it away because they want to build a few fields that no one really expressed an interest in is intolerable. Please consider your actions. Not only will it decrease the value of the land, it will decrease the value of the Potomac residents that live nearby. Instead of having an organic farm that helps to mitigate carbon, you'll have a pesticide and herbicide ridden soccer field that requires gas-powered lawn mowers to maintain the field. It just makes absolutely no sense unless the only motivation you have for doing this is a kickback from these construction companies.

As a taxpaying, voting resident, I ask that you leave Nick's Farm alone and relocate your plans for the soccer field to an area that will not devastate a local, small business.

Thank you.

Cheers,

Jamie Hardin | DC Organic Food Examiner | DC Green Living Examiner
examiner.com | cheers4jamie@yahoo.com

Attachment D
Email Responses to Brickyard RFP

From

Jane Babil

Subject

Date

Brickyard Site

8/21/2011

To: Kassa Seyoum, Project Manager

- > I oppose a public-private partnership to place private use ball fields
- > on the Brickyard Road site. This field with the existing organic farm
- > is perfectly suited as an education center for Montgomery County
- > Public Schools, especially with the recent passage in Maryland of the
- > mandatory Environmental Literacy standard, also know as "No Child Left
- > Inside."
- >
- > This Montgomery County Public School (MCPS) property has been under
- > the care and stewardship of Mr. Nick Maravell, under continuous
- > organic management, for over 30 years. A 30 year-old organic seed farm
- > with its soil improvements is not easily moved or re-established
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- > Genetically Modified Organisms (GMO seeds), this farm's heirloom and
- > rare seed production is guaranteed to stay pure and organic.
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- > soccer fields, according to the County's most recent study. The
- > Potomac zip code (20854) already has over 20 soccer field locations
- > --many of which have multiple fields. Two more soccer fields are
- > slated for Potomac already, one at the Community Center and one at the
- > planned Greenbrier local park at Glen and Travilah Roads.
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- > which must be 50 acres according to Maryland National Capital Park and
- > Planning guidelines. Therefore, if there is no pressing local need and
- > it is not appropriately sized to draw from a regional Country-wide
- > need, then private use soccer fields should not be developed at this
- > location.
- >
- > In addition to the already underused Germantown Complex, there are
- > quite a number of possible alternate sites for additional soccer

Attachment D
Email Responses to Brickyard RFP

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> of facilities, and where public access is much better than the
> Brickyard site. A few examples are:
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> Wheaton Regional, Wheaton, 20902
> Llewellyn Sports Complex, Aspen Hill, 20906
>
> We ask that you keep the organic farm to be used as an educational
> opportunity for our County's teachers and students to have hands on
> learning experiences about local food and agriculture and the soil and
> water that sustain us. As a school property, this is a much better use
> of the site than private soccer fields.
>
> Sincerely,
>
> Jane A. Babil
> 8117 Hackamore Drive
> Potomac, MD 20854
> 301-299-8057
>

Attachment D
Email Responses to Brickyard RFP

From Janice Smith

Subject	Date
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Brickyard Site	8/31/2011
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Dear Mr. Leggett,

I strongly oppose turning the Brickyard site into a soccer field. The organic farm at that site is one of the major sources of organic seeds which are becoming very rare in this age of Monsanto genetically engineered food (GMO).

Attachment D
Email Responses to Brickyard RFP

From

Jeff Brindle

Subject

Date

Brickyard Site

8/19/2011

To: Kassa Seyoum, Project Manager

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Sincerely,

jeff brindle

Sent from my Verizon Wireless BlackBerry

Attachment D
Email Responses to Brickyard RFP

From

Jennifer Freeman

Subject

Date

Re: Letter of Opposition to the Plans to Construct Soccer Fiel

8/29/2011

With this letter, I join a broad based group of Montgomery county citizens and many others to express my unequivocal opposition to the plans to construct multiple soccer fields at the Brickyard Road location in Potomac MD. My objections are based both on substance of the plan and the flawed process by which this decision has been reached. The 20-acre Brickyard cite plot that has been farmed for more than 30 years. The plans to “kill” the farm and to convert it into a multiple soccer field, supported by several hundred space parking lot and concession stands is absolutely against public interest and contrary to the County’s stated goals of advancing “green” food and agriculture initiatives.

Nick’s Organic Farm (NOF) is a precious asset to our community.

Sincerely

Jennifer Freeman

tel: 301-377-4264

7204 Brookstone Court, Potomac, MD

Attachment D
Email Responses to Brickyard RFP

Re: Letter of Opposition to the Plans to Construct Soccer Field

8/31/2011

County Executive Isiah Leggett
101 Monroe St.
2nd Floor
Rockville, MD 20850

To: County Executive Leggett:

With this letter, I join a broad based group of Montgomery county citizens and many others to express my unequivocal opposition to the

Attachment D
Email Responses to Brickyard RFP

From Jennifer Hackwith

Subject	Date
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Brickyard site	8/20/2011
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To: Kassa Seyoum, Project Manager

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Llewellyn Sports Complex, Aspen Hill, 20906

We ask that you keep the organic farm to be used as an educational opportunity for our County’s teachers and students to have hands on learning experiences about local food and agriculture and the soil and water that sustain us. As a school property, this is a much better use of the site than private soccer fields.

Sincerely,

Jennifer Khovananth

Attachment D
Email Responses to Brickyard RFP

From

jm200p

Subject

Date

Brickyard Site

8/19/2011

To: Kassa Seyoum, Project Manager I oppose a public-private partnership to place private use ball fields on the Brickyard Road site. This field with the existing organic farm is perfectly suited as an education center for Montgomery County Public Schools, especially with the recent passage in Maryland of the mandatory Environmental Literacy standard, also know as "No Child Left Inside." This Montgomery County Public School (MCPS) property has been under the care and stewardship of Mr. Nick Maravell, under continuous organic management, for over 30 years. A 30 year-old organic seed farm with its soil improvements is not easily moved or re-established elsewhere. Thanks to its location far from conventional farms using Genetically Modified Organisms (GMO seeds), this farm's heirloom and rare seed production is guaranteed to stay pure and organic. The Potomac subregion has the least need in the County for additional soccer fields, according to the County's most recent study. The Potomac zip code (20854) already has over 20 soccer field locations --many of which have multiple fields. Two more soccer fields are slated for Potomac already, one at the Community Center and one at the planned Greenbrier local park at Glen and Travilah Roads. This 20 acre site does not meet the criteria for a regional facility, which must be 50 acres according to Maryland National Capital Park and Planning guidelines. Therefore, if there is no pressing local need and it is not appropriately sized to draw from a regional Country-wide need, then private use soccer fields should not be developed at this location. In addition to the already underused Germantown Complex, there are quite a number of possible alternate sites for additional soccer fields. Some of these sites are in areas and populations in dire need of facilities, and where public access is much better than the Brickyard site. A few examples are: Wheaton Regional, Wheaton, 20902 Llewellyn Sports Complex, Aspen Hill, 20906 We ask that you keep the organic farm to be used as an educational opportunity for our County's teachers and students to have hands on learning experiences about local food and agriculture and the soil and water that sustain us. As a school property, this is a much better use of the site than private soccer fields. Sincerely, Jurij Mojsiak

Attachment D
Email Responses to Brickyard RFP

From

Joan M Cooper

Subject

Date

Comments and concerns

8/30/2011

Our first preference is to preserve the site as an organic farm. If that is not possible; limit the use. No INDOOR Sports facilities, Make all comments public, No removable of existing speed bumps or Roundabouts, no commercial activities, limit hours of operation to 11AM to 5:30 PM weekends only, Limit use to youths no older than high school age, all trash must be removed promptly not left behind, avoid contamination of surface and ground waters or detail plans for non-contamination of local wells, use only local teams. Bidders must be made aware of local concerns and keep locals involved. Joan and Bill Cooper 8410 Kingsgate Rd Potomac MD 20854

Joan M. Cooper
Italian Greyhound Productions
8410 Kingsgate Rd
Potomac MD 20854
Telephone: (301) 299-6269
joan@italiangreyhoundproductions.com

<http://italiangreyhoundproductions.com>

Attachment D
Email Responses to Brickyard RFP

From

Joanna Handley

Subject

Date

Brickyard Site

8/19/2011

To: Kassa Seyoum, Project Manager I oppose a public-private partnership to place private use ball fields on the Brickyard Road site. This field with the existing organic farm is perfectly suited as an education center for Montgomery County Public Schools, especially with the recent passage in Maryland of the mandatory Environmental Literacy standard, also know as "No Child Left Inside." This Montgomery County Public School (MCPS) property has been under the care and stewardship of Mr. Nick Maravell, under continuous organic management, for over 30 years. A 30 year-old organic seed farm with its soil improvements is not easily moved or re-established elsewhere. Thanks to its location far from conventional farms using Genetically Modified Organisms (GMO seeds), this farm's heirloom and rare seed production is guaranteed to stay pure and organic. The Potomac subregion has the least need in the County for additional soccer fields, according to the County's most recent study. The Potomac zip code (20854) already has over 20 soccer field locations --many of which have multiple fields. Two more soccer fields are slated for Potomac already, one at the Community Center and one at the planned Greenbrier local park at Glen and Travilah Roads. This 20 acre site does not meet the criteria for a regional facility, which must be 50 acres according to Maryland National Capital Park and Planning guidelines. Therefore, if there is no pressing local need and it is not appropriately sized to draw from a regional Country-wide need, then private use soccer fields should not be developed at this location. In addition to the already underused Germantown Complex, there are quite a number of possible alternate sites for additional soccer fields. Some of these sites are in areas and populations in dire need of facilities, and where public access is much better than the Brickyard site. A few examples are: Wheaton Regional, Wheaton, 20902 Llewellyn Sports Complex, Aspen Hill, 20906 We ask that you keep the organic farm to be used as an educational opportunity for our County's teachers and students to have hands on learning experiences about local food and agriculture and the soil and water that sustain us. As a school property, this is a much better use of the site than private soccer fields. Sincerely, Mrs Joanna Handley

Sent from my iPhone

Attachment D
Email Responses to Brickyard RFP

From john ciekot

Subject

Date

A farm on public land?

7/2/2011

Dear Montgomery County Government:

Each governing administration bears a responsibility to the citizens that extends far beyond the term of that administration. The current Montgomery County administration will show deep respect for future county and state generations by protecting and publicizing the treasure of a proper seed producing farm within its authority.

The Brickyard Road farm is both resource and opportunity for Montgomery to show leadership in a sustainable food economy. Communities across Maryland need to conserve and learn from farms like this one.

John Ciekot

Maryland Resident

Attachment D
Email Responses to Brickyard RFP

From Jonathan Leiman

Subject	Date
Brickyard Site	9/1/2011
Attn: Kassa Seyoum, Project Manager for the Brickyard Middle School Site in Potomac, MD.	
Re: RFP input	
It has come to my attention that the county is considering replacing an Organic Farm with soccer fields in the Potomac area off of Brickyard Road. If this is to be the case, please include these conditions:	
-The citizens need to be informed of, and the Contractor must clearly outline how its turf management practices will avoid contamination of the surface water and the ground water that might reach local wells of surrounding homes. All fields and any site amenities will be organic with no use of pesticides or chemicals.	
-All the RFP comments must be made public on a website, and the picking process should also be clearly explained.	
-No existing Speed Bumps/Roundabouts should be removed.	
-There will be no indoor Sports facilities, ever.	
-There will be no other commercial activities on the site (many "Home/Window" shows @ Germantown Complex).	
-The "local" teams MUST have local players. One of the sponsors Potomac Soccer is "local" team but does not have local players. Our son was the only local player on his Potomac Soccer team.	
-There MUST be non-scheduled time on the field in good hours not 8 PM to 9 PM so that anyone can use freely.	
-The "private Partnership" must NOT own all the best times during the week	

Attachment D
Email Responses to Brickyard RFP

4PM to 8 PM and weekend 8AM to 7PM

-Hours of operation should be limited to 11AM to 5:30 PM on weekends only.

-There will be no operations during weekdays to avoid overloading of residential roads serving the site.

-Sports field use must be limited to youths no older than high school age.

-Field use will be limited to the teams located within the geographic area which would be served by a Brickyard Middle school.

-There will be no use of fields for tournaments, playoffs and/or championships.

-The private partner must be required to ensure that any trash that is left behind after field use is removed immediately so that unsightly, rodent-attracting litter does not accumulate.

-A towing company paid for by the private partner must be immediately available to local residents to tow cars that may be parked illegally on any surrounding neighborhood streets due to field usage.

-A hired third party, not the County or the private business (one with no interest other than seeing a job done), must provide oversight of the private partner to ensure proper operation, and will take immediate corrective action ~ or be penalized.

-Separate noise and traffic studies must be conducted by someone other than interested parties (ie: possible private partners).

-A pedestrian and bicycle impact study which includes weekend traffic must be conducted.

-All improvements, including roads and driveways, must be paid for by the private partner.

-Not one single amenity associated with these soccer fields is to come out of tax-payer money.

-A ten million dollar bond should be posted to insure conformance by the

Attachment D
Email Responses to Brickyard RFP

private partner.

-There should be no holdover provision in the final contract so that the property must be competitively bid again at the end of the term so as to safeguard the public interest.

I thank you for your time, and I expect implementation of these guidelines for the safety of the existing neighborhood.

Thank You,

Attachment D
Email Responses to Brickyard RFP

From

Joseph Lee

Subject

Date

Brickyard Site

8/22/2011

To: Kassa Seyoum, Project Manager

I oppose a public-private partnership to place private use ball fields on the Brickyard Road site. This field with the existing organic farm is perfectly suited as an education center for Montgomery County Public Schools, especially with the recent passage in Maryland of the mandatory Environmental Literacy standard, also know as “No Child Left Inside.”

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Sincerely,

Kathleen crane-Lee

Attachment D
Email Responses to Brickyard RFP

From

Joslyn Read

Subject

Date

Brickyard Site

8/19/2011

To: Kassa Seyoum, Project Manager

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are:

Wheaton Regional, Wheaton, 20902
Llewellyn Sports Complex, Aspen Hill, 20906

We ask that you keep the organic farm to be used as an educational opportunity for our County's teachers and students to have hands on learning experiences about local food and agriculture and the soil and water that sustain us. As a school property, this is a much better use of the site than private soccer fields.

Sincerely,

Joslyn Read, 10805 Rock Run Drive, Potomac, MD 20854 (josread@gmail.com)

Attachment D
Email Responses to Brickyard RFP

From joyoriele

Subject

Date

Brickyard Site

8/20/2011

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To: Kassa Seyoum, Project Manager

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I oppose a public-private partnership to place private use ball fields on the Brickyard Road site. This field with the existing organic farm is perfectly suited as an education center for Montgomery County Public Schools, especially with the recent passage in Maryland of the mandatory Environmental Literacy standard, also know as “No Child Left Inside.”

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Attachment D
Email Responses to Brickyard RFP

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□□□□□□ Llewellyn Sports Complex, Aspen Hill, 20906

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□□□□□□

Sincerely,

Joy L. Oriole

□□□□□□

Attachment D
Email Responses to Brickyard RFP

From

Julian Sisman

Subject

Date

soccer field controversy

6/28/2011

Hello,

My response to the situation is that, there is a need for more soccer fields in the area but I think that what the county should really look into do is keep renting that field to the farmer for the organic vegetation or whatever is being produced. My reasoning for this is being we need to really understand that the epidemic that is going on in this country with weight issues and not eating the right foods and all is really a serious issue and taking another more land away from the non-processed food and food that we really should be eating is not going to help. I personally think that with the fields that we have now and community centers around with room to construct fields we really need to look into building turf field and they don't have to have lights instead. We have all these fields that the county has that are in the worst shape and you guys try to do work on them and personally from my own experience it doesn't really do much of anything especially if you don't water and of the fields. With the weather situation that maryland/montgomery county is in each summer it really is a waste of money to try to fix these fields. Instead you build turf fields of a span of time and there really isn't that much maintenance required. I really think the county should look into it, it may cost quite a bit before but I think overtime, with cutting grass, seeding and trying to preserve fields really isnt efficient. Please take my opinion into consideration.

Thanks.

Attachment D
Email Responses to Brickyard RFP

From

Kai Fang

Subject

Date

Brickyard Site

8/21/2011

To: Kassa Seyoum, Project Manager

I oppose a public-private partnership to place private use ball fields on the Brickyard Road site. This field with the existing organic farm is perfectly suited as an education center for Montgomery County Public Schools, especially with the recent passage in Maryland of the mandatory Environmental Literacy standard, also know as “No Child Left Inside.”

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Sincerely,
kai fang

Kai Fang Associate Creative Director
202.338.8700 | office

Attachment D
Email Responses to Brickyard RFP

+gmmb cause the effect

Confidentiality Notice: This email and all attachments are intended solely for the named person or entity to which it is addressed and contains information that may be privileged, confidential or copyrighted under applicable law. Any review, distribution, dissemination or copying of this email or the information herein by anyone other than the intended recipient, or an agent responsible for delivering the message to the intended recipient, is strictly prohibited. If you have received this email in error, please immediately notify the sender or contact the offices of GMMB Inc. at 202-572-2818.

Attachment D
Email Responses to Brickyard RFP

From

Karen Shavel

Subject

Date

Brickyard Site

8/20/2011

To: Kassa Seyoum, Project Manager

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Sincerely,
Karen Shavel

Attachment D
Email Responses to Brickyard RFP

From Kate Coleman

Subject

Date

RF Soccer field

9/1/2011

> I am a resident of RF and have great concerns regarding the proposed soccer fields. Our little community has no possible way to handle the potential problems resulting from traffic to/from the fields. As it is now, Falls Road, MacArthur, Oaklyn and neighborhood streets are backed up due to bikers alone every weekend. Major accidents & deaths have resulted. Adding more cars to our already heavily traveled roads due to the proposed soccer fields is a major hazard and one that creates enormous liability for the county, which is on notice of this potentially fatal problem.

In addition, I request the following:

- > Make all RFP comments public on website, and explain picking process.
- > ☐ * No existing Speed Bumps/Roundabouts removed.
- > ☐ * No INDOOR Sports facilities, ever.
- > ☐ * No other commercial activities on the property.
- > ☐ * Contractor must outline how its' turf mgmt practices will avoid contamination of surface and ground well. ☐
- > ☐ * There should be NO holdover provision in the final contract so that the property MUST be competitively bid again @ the end of term so as to safeguard the public interest.
- > Hours of operation should be limited to 11AM to 5:30 PM on weekends only.
- > No operation during weekdays to avoid overloading of residential roads serving the site.
- > Sports field use must be limited to youths no older than high school age.
- > Field use to be limited to the teams located with the geographic area which would be served by a Brickyard Middle school.
- > No use of fields for tournaments, playoffs and/or championships.
- > All fields and any site amenities should be organic with no use of pesticides or chemicals.
- > The private partner must be required to ensure that any trash that is left behind after field use is removed immediately so that unsightly, rodent-attracting litter does not accumulate.
- > A towing company paid for by the private partner must be immediately available to local residents to tow cars that may be parked illegally on any surrounding neighborhood streets due to field usage.
- > The county should provide oversight of the private partner to ensure proper operation, and should take immediate corrective action.
- > Separate noise & traffic studies should be conducted by someone other than interested parties (ie: possible private partners).
- > A pedestrian and bicycle impact study which includes weekend traffic should be conducted.
- > All improvements, including roads and driveways, should be paid for by the private partner.
- > A ten million dollar bonds should be posted to insure conformance by the private partner.

If you care about protecting the smaller neighborhoods of Montgomery county and retaining property values, the PLEASE offer our community these protections.

Kate Coleman

Attachment D
Email Responses to Brickyard RFP

Property owner
River Falls

Sent from iPad please excuse any spelling errors

Attachment D
Email Responses to Brickyard RFP

From Kathiravan Srinivasan

Subject	Date
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Make Brickyard Farm a Food and Ag Education Hub

8/23/2011

Dear Mr. Leggett,

I applaud the County's efforts to advance food and agriculture policy through the Green Economy Task Force, the Small Farm Incubator Initiative, the Sustainable Community Food Initiative, and the long tradition of preserving agricult

Attachment D
Email Responses to Brickyard RFP

From

Kathleen Klebba

Subject

Date

Brickyard Site

8/20/2011

To: Kassa Seyoum, Project Manager

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Email Responses to Brickyard RFP

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Sincerely,

Kathleen Klebba

Attachment D
Email Responses to Brickyard RFP

From

Kathryn Leete

Subject

Date

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8/23/2011

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Attachment D
Email Responses to Brickyard RFP

From

Kedarnath Nanda

Subject

Date

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8/23/2011

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Attachment D
Email Responses to Brickyard RFP

From kelloggcpa

Subject

Date

BrickyardRoad Soccer Field

8/25/2011

Comments on Brickyard Road Soccer Field RFP

As a member of the community near the proposed site of the Brickyard Soccer Fields I would like to reiterate the following concerns which I don't think have been properly addressed:

Traffic: While traffic in our area isn't bad mid-day on weekdays, we experience a great volume of automobile traffic during rush hours and a great volume of bicycle traffic during weekends. Unfortunately, many drivers don't seem to know how to deal with the situation when there are several bicycles in their lane slowing their progress and feel they have the right of way to pass the bikes by crossing the yellow lines regardless of oncoming traffic. Major increases to the traffic in this area on weekends will be fatalities waiting to happen, most likely by those in vehicles that have the right of way.

An in depth traffic study needs to be done before proceeding with this project by an independent evaluator looking especially at those times that the soccer fields would be in use. As it is now, it is many times hard to turn off of Rock Run Drive onto Falls Road during rush hour traffic. It will not take long for those coming out of a facility on Brickyard to decide to take Kingsgate (immediately across from the land in question) through the neighborhood to Rock Run and then on to Falls Road. This will significantly increase traffic problems within the neighborhood adjoining the site.

Noise: An independent study of the noise that would be generated from this facility needs to be conducted with special attention to the impact on the wildlife of the area. This area is rich in deer, fox, raccoons, groundhogs, and many other forest dwellers.

Accessibility: Consideration needs to be given to the fact that this site is not accessible by public transportation. Thus, every

Attachment D
Email Responses to Brickyard RFP

participant is going to have to arrive and depart by automobile.

Trash: Any private partner should be required to remove trash from the property on a daily basis and to remove trash from roadsides on Brickyard, Kingsgate and Rock Run on a weekly basis.

Current Use: It is ironic that the current user of the property, a nationally recognized organic farmer, was turned down on requests to conduct classes on his farm to train other organic farmer because of increased traffic. That would have involved a far smaller number of cars than the proposed private partner use.

Judith Ann Kellogg
10629 Rock Run Drive
Potomac MD 20854

Attachment D
Email Responses to Brickyard RFP

From Kelly Skupas

Subject

Date

Organic farm land to be made into soccer field

8/31/2011

Dear Mr. Leggett,

I am writing you to ask you to reconsider your decision to turn 30 year old farm land into soccer fields for children. I am a teacher for Montgomery County so I definitely recognize the importance of sports for children but there is a

Attachment D
Email Responses to Brickyard RFP

From Kelly Williams

Subject

Date

Brickyard Site

8/21/2011

To: Kassa Seyoum, Project Manager

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Attachment D
Email Responses to Brickyard RFP

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Sincerely,
Kelly Williams

Attachment D
Email Responses to Brickyard RFP

From

Kiianah Johnson

Subject

Date

SAVE NICK'S ORGANIC FARM!!!!!!!!!!!!!!

8/31/2011

Hello,

There are very few organic farms left in MD. I would like to take a stand against destroying the few that are left! Thousands of people are becoming wiser to the effects of being fed GMOs and fruits and vegetables riddled with pesticides. Please allow for those of us who would like to conserve the earth in a positive manner to continue doing so. Children can play soccer anywhere, as a soccer field in place of an organic farm is simply unacceptable. To destroy an organic farm in the midst of a movement where people are beginning to educate themselves on the benefits of eating sustainable food that is not riddled with toxins... RIDICULOUS! I would expect more from such a community, Montgomery County has truly let us down with this decision. *Shaking my head in utter disdain*

Thank you,

--

"Rock it Napptural!"

**

Kiianah Johnson- Editor and Creator

Follow me on Twitter: <https://twitter.com/RockitNapptural>

Email: naturalbecomesher@gmail.com

Blog: [naturalbecomesher.com <http://naturalbecomesher.blogspot.com/>](http://naturalbecomesher.blogspot.com/)

Attachment D
Email Responses to Brickyard RFP

From

Kim London

Subject

Date

we moved because of the soccer fields

8/25/2011

I am writing because of our strong opposition to the soccer fields.

My husband and I lived in RiverFalls for two and a half years waiting for the right house, which for us meant a street that wasn't too busy and was suitable for 3 kids, cats and dogs. There were finally two houses that we loved. When the Brickyard issue came up, we told our real estate agent that we changed our minds about buying on a house on Coach that we loved. When it looked like the Board of Education had not actually signed and may not sign a contract to lease the Brickyard property, we wrote a contract on another house. Our price was accepted, but we pulled our offer because we found out that the soccer fields were again a threat to the community. We decided to move out of Potomac. The soccer fields would change the character and lifestyle of the community, which was reason we liked the area (and were willing to pay the high cost of housing there).

The current farm provides a unique space that provides for sustainable growth and high quality food for the future. At a time when my family members have suffered from Celiac disease, an autoimmune disease that leads to blindness, osteoporosis, cancer, diabetes, and other serious health problems, I am deeply concerned about the future of food quality. The tremendous rise in Celiac disease is being linked to destructive changes in how we grow food. I strongly support Michele Obama's commitment to providing good quality food for our children. I am also concerned that the worse food goes to children, often the poorest children. We need to make a commitment to quality for our future. The current Brickyard farm represents that commitment.

Locating the soccer fields in this neighborhood damages the community and the park environment. It poses a hazard to wildlife and children along Brickyard. People outside the community use Brickyard road in such an aggressive way that while we were teaching our son to drive, we warned him that he would encounter aggressive drivers and a high potential road rage on that road. Some people will honk when you try to turn into RiverFalls. They will not tolerate

Attachment D
Email Responses to Brickyard RFP

cars driving less than ten miles over the speed limit and can become enraged when they have to slow down. It took little time for my son to encounter is first aggressive Brickyard driver.

We moved, so this is not an issue that affects us as much anymore. But as far as property values go, I know that the house on Coach that we wanted to write a contract on never sold and the disappointed sellers took it off the market from what I understand.

The second house sold for less than the offer which we made and withdrew.

I think this issue will affect property values if that is a concern. If the property were used for a school, it would mean less driving for all the kids and a local walkable school is great for the kids and community. But using a remote area like that for a county wide program, really puts traffic pressure that this area is not designed for and breaks down the sense of community at a time when the focus should be on walkable areas, less driving, sustainability and closer communities.

Sincerely,
Kim London

I

Attachment D
Email Responses to Brickyard RFP

From

krista Kurth

Subject

Date

Comments on RFP for Brickyard property

8/25/2011

I wish to state my opposition to having soccer fields built on the 20 acre Brickyard property site. The organic farm that is currently located there provides a rich resource for our county in many ways. And now that the state of Maryland has mandated that all public school children become environmentally literate, the organic farm is even more valuable, as an education tool for school groups.

However, if soccer fields were to be built on the site, then I think the following items need to be included in the RFP.

- * The hours of use of soccer fields should be limited to 11AM to 5:30 PM on weekends only.
- * There should be no use of fields during weekdays to avoid overloading the residential roads serving the site.
- * The use of the fields should be limited to youths no older than high school age.
- * The fields should be used only by teams located with the geographic area which would be served by a Brickyard Middle school. No travel team or regional team use.
- * The fields should not be used for tournaments, playoffs and/or championships as this would bring too much traffic to the neighborhood.
- * Fields should be maintained using only organic processes. There should be NO use of non organic pesticides or chemicals.
- * The private partner must be required to ensure that any trash that is left behind after field use is removed immediately so that unsightly, rodent-attracting litter does not accumulate.
- * The private partner should be required to engage a towing company that must be immediately available to local residents to tow cars that may be parked illegally on any surrounding neighborhood streets due to field usage.
- * The county should actively oversee the private partner to ensure proper operation, and should take immediate corrective action when the private partner is not in compliance.
- * A noise study should be conducted by a neutral third party, not by the private partner developing the fields

Attachment D
Email Responses to Brickyard RFP

* A pedestrian and bicycle impact study which includes weekend traffic should also be conducted.

* All improvements, including roads and driveways, should be paid for by the private partner.

Thank you
Krista Kurth
Potomac Resident

Attachment D
Email Responses to Brickyard RFP

Brickyard Site

8/22/2011

To: Kassa Seyoum, Project Manager

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Attachment D
Email Responses to Brickyard RFP

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Sincerely,
Krista Kurth

Attachment D
Email Responses to Brickyard RFP

From Kristi Janzen

Subject

Date

Please turn Brickyard Site into A Hub For Ag Education

8/24/2011

Dear Mr. Seyoum,

The 20-acre plot of schools land along Brickyard Road in Potomac, which has been farmed organically for more than 30 years, is an incredible asset to your county, our state and indeed the whole country. Farmed by such a competent and well-known farmer as Nick Maravell, and only a few miles from the White House and Capitol Hill, this organic farm provides a perfect model farm for urban farming in the entire country. It is something you can feel deeply proud of, a unique treasure to brag about. Indeed, saving it would show how forward-thinking and wise you are, given increasing worldwide concern about environmental protection and food security.

An ag education hub at this site could be an internationally renowned urban farming mecca. The organic farm there would not only continue offer ecosystem services, such as improving water quality, sequestering carbon and maintaining biodiversity. It would offer county, state and even national and international guests a critical learning opportunity, while maintaining the seed production that is vital for regional farms that buy seed from this location. It would boost the reputation of the county and be in line with the county's goals of boosting green businesses and protecting the land. Such a one-of-a kind opportunity should not be lost.

Sincerely,
Kristi Bahrenburg Janzen
University Park
Prince George's County, MD

Attachment D
Email Responses to Brickyard RFP

From

Kristi Kaiss

Subject

Date

Brickyard Site

8/24/2011

To: Kassa Seyoum, Project Manager

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This 20 acre site does not meet the criteria for a regional facility, which must be 50 acres according to Maryland National Capital Park and Planning guidelines. Therefore, if there is no pressing local need and it is not appropriately sized to draw from a regional Country-wide need, then private use soccer fields should not be developed at this location.

In addition to the already underused Germantown Complex, there are quite a

Attachment D
Email Responses to Brickyard RFP

number of possible alternate sites for additional soccer fields. Some of these sites are in areas and populations in dire need of facilities, and where public access is much better than the Brickyard site. A few examples are:

Wheaton Regional, Wheaton, 20902
Llewellyn Sports Complex, Aspen Hill, 20906

We ask that you keep the organic farm to be used as an educational opportunity for our County's teachers and students to have hands on learning experiences about local food and agriculture and the soil and water that sustain us. As a school property, this is a much better use of the site than private soccer fields.

Sincerely,

Kristi Kaiss

Attachment D
Email Responses to Brickyard RFP

From Latifa Barnett

Subject

Date

Nick's Organic Farm

8/21/2011

To: Kassa Seyoum, Project Manager

I oppose a public-private partnership to place private use ball fields on the Brickyard Road site. This field with the existing organic farm is perfectly suited as an education center for Montgomery County Public Schools, especially with the recent passage in Maryland of the mandatory Environmental Literacy standard, also know as "No Child Left Inside."

This Montgomery County Public School (MCPS) property has been under the care and stewardship of Mr. Nick Maravell, under continuous organic management, for over 30 years. A 30 year-old organic seed farm with its soil improvements is not easily moved or re-established elsewhere. Thanks to its location far from conventional farms using Genetically Modified Organisms (GMO seeds), this farm's heirloom and rare seed production is guaranteed to stay pure and organic.

The Potomac subregion has the least need in the County for additional soccer fields, according to the County's most recent study. The Potomac zip code (20854) already has over 20 soccer field locations --many of which have multiple fields. Two more soccer fields are slated for Potomac already, one at the Community Center and one at the planned Greenbrier local park at Glen and Travilah Roads.

This 20 acre site does not meet the criteria for a regional facility, which must be 50 acres according to Maryland National Capital Park and Planning guidelines. Therefore, if there is no pressing local need and it is not appropriately sized to draw from a regional Country-wide need, then private use soccer fields should not be developed at this location.

In addition to the already underused Germantown Complex, there are quite a number of possible alternate sites for additional soccer fields. Some of these sites are in areas and populations in dire need of facilities, and where public access is much better than the Brickyard site. A few examples

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Email Responses to Brickyard RFP

are:

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Sincerely,

Latifa Barnett

Attachment D
Email Responses to Brickyard RFP

From

Leo R

Subject

Date

Considerations for Brickyard Site

8/31/2011

Attn: Kassa Seyoum, Project Manager for the Brickyard Middle School Site in Potomac, MD.

Re: RFP input

The environmental, scientific, educational, and intrinsic value of Nick's Organic Farm far outweigh the benefits of a 502nd or 503rd soccer field. However, if the soccer fields will be constructed, please include these conditions:

-Hours of operation should be limited to 11AM to 5:30 PM on weekends only.

-Lights, restroom facilities, or buildings will not be constructed.

-There will be no operations during weekdays to avoid overloading of residential roads serving the site.

-There will be no other commercial activities on the site (many "Home/Window" shows @ Germantown Complex).

-A hired third party, not the County or the private business (one with no interest other than seeing a job done), must provide oversight of the private partner to ensure proper operation, and will take immediate corrective action ~ or be penalized.

-The citizens need to be informed of, and the Contractor must clearly outline how its turf management practices will avoid contamination of the

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Email Responses to Brickyard RFP

surface water and the ground water that might reach local wells of surrounding homes. All fields and any site amenities will be organic with no use of pesticides or chemicals.

-Separate noise and traffic studies must be conducted by someone other than interested parties (ie: possible private partners).

-The private partner must be required to ensure that any trash that is left behind after field use is removed immediately so that unsightly, rodent-attracting litter does not accumulate.

-A towing company paid for by the private partner must be immediately available to local residents to tow cars that may be parked illegally on any surrounding neighborhood streets due to field usage.

-Not one single amenity associated with these soccer fields is to come out of tax-payer money.

-All construction, maintenance, and improvements, including roads and driveways, must be paid for by the private partner.

-All the RFP comments must be made public on a website, and the picking process should also be clearly explained.

-Sports field use must be limited to youths no older than high school age.

-Field use will be limited to the teams located within the geographic area which would be served by a Brickyard Middle school.

-A pedestrian and bicycle impact study which includes weekend traffic must be conducted.

Attachment D
Email Responses to Brickyard RFP

I thank you for your time, and I expect implementation of these guidelines out of consideration for the existing neighborhood residents.

Sincerely,

Leo Rydlun

Attachment D
Email Responses to Brickyard RFP

From Leo Rydlun

Subject

Date

great value that will be lost

8/31/2011

Attn: Kassa Seyoum, Project Manager for the Brickyard Middle School Site in Potomac, MD.

□□□□□□ Re: RFP input

I believe Nick's Organic Farm should remain because it is more valuable than soccer fields for the following reasons:

The environmental value of and time required to produce the farm

It would take 31 years to produce farm soil as healthy as that of Nick's Organic Farm.

Nick's farm is already in a perfect location away from conventional farms, which grow Genetically Modified (GM) crops and can contaminate nearby farms with GM pollen.

Nick's rare heirloom seeds preserve genetic diversity, in contrast to large-scale agriculture which produces only a few common varieties of crops.

Scientific Value

The University of Maryland, the Maryland Department of Agriculture, and the USDA Agricultural Research Service have conducted experiments there, and research continues today.

Maravell played a role in forming the USDA organic regulations, and was appointed by the USDA to serve on the National Organic Standards Board.

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Email Responses to Brickyard RFP

Educational Value

Maravell desires to contribute to Montgomery County Public Schools by allowing his farm to be an education center.

The farm provides a perfect opportunity for schools to fulfill the recently passed, mandatory state environmental literacy standard.

The benefits of demolition and development, whatever they may be, cannot compare to the environmental, scientific, educational, and intrinsic value that will be lost if this organic farm disappears.

I thank you for your consideration.
Sincerely,

Leo Rydlun
□ □ □ □ □

Attachment D
Email Responses to Brickyard RFP

The value of Nick's Organic Farm

8/29/2011

To: Kassa Seyoum, Project Manager

To produce an organic farm, many years must be invested to eliminate chemicals and develop microorganisms and organic matter. Nick has utilized soil enriching practices on his farm for 31 years, which is how long it would take to establish another farm like his. In Montgomery County, not only is Nick's farm one of the few organic farms existing, it is the only one cultivating organic seed.

Nick's farm is already in a perfect location away from conventional farms, which grow Genetically Modified (GM) crops. The pollen from GM crops can be transported by insects and contaminate nearby farms that are trying to remain non-GM.

Nick's rare heirloom seeds preserve genetic diversity, in contrast to large-scale agriculture which produces only a few common varieties of crops. As scientists have researched, agriculture will depend on the biodiversity in the seed supply when new diseases, pests, or environmental conditions

Attachment D
Email Responses to Brickyard RFP

significantly affect the few crop varieties being mass-produced.

The scientific value of Nick's farm is confirmed by the fact that the University of Maryland, the Maryland Department of Agriculture, and the USDA Agricultural Research Service have conducted experiments there, and research continues today. Maravell played a role in forming the USDA organic regulations, and was appointed by the USDA to serve on the National Organic Standards Board.

In addition to the benefits the farm has already provided, Maravell desires to contribute to Montgomery County Public Schools by allowing his farm to be an education center, providing a perfect opportunity for schools to fulfill the recently passed, mandatory state environmental literacy standard.

The benefits of demolition and development, whatever they may be, cannot compare to the environmental, scientific, educational, and intrinsic value that will be lost if this organic farm disappears.

Sincerely,

Leo Rydlun

Attachment D
Email Responses to Brickyard RFP

Cabin John Park better than Brickyard

8/31/2011

Attn: Kassa Seyoum, Project Manager for the Brickyard Middle School Site in Potomac, MD.

□□□□□□

Re: RFP input

Ibelieve Montgomery County would benefit most if Nick's Organic Farm were usedas an education center for Montgomery County Public Schools, and the 502ndand 503rd soccer fields of Montgomery County were built at Cabin John Regional Park.

Education Center

Schools in Maryland mustfulfill the recently passed, mandatory state environmental literacy standard,and this farm would provide a local outdoor authentic organic

Attachment D
Email Responses to Brickyard RFP

educationalexperience for students of all ages.

In Montgomery County, not only is Nick's farm one of the few organic farms existing, it is the only one cultivating organic seed. Nick's rare heirloom seeds preserve genetic diversity, in contrast to large-scale agriculture which produces only a few common varieties of crops. As scientists have researched, agriculture will depend on the biodiversity in the seed supply when new diseases, pests, or environmental conditions significantly affect the few crop varieties being mass-produced.

Nick's farm is already in a perfect location away from conventional farms, which grow Genetically Modified (GM) crops. The pollen from GM crops can be transported by insects and contaminate nearby farms that are trying to remain non-GM.

To produce an organic farm, many years must be invested to eliminate chemicals and develop microorganisms and organic matter. Nick has utilized soil enriching practices on his farm for 31 years, which is how long it would take to establish another farm like his.

The scientific value of Nick's farm is confirmed by the fact that the University of Maryland, the Maryland Department of Agriculture, and the USDA Agricultural Research Service have conducted experiments there, and research continues today.

Soccer Fields

Cabin John Park has the infrastructure for people coming to play on soccer fields already in place; Brickyard Road does not.

Brickyard Road must sacrifice the only farm cultivating organic seed in Montgomery County; Cabin John Park does not have to make such a drastic sacrifice.

Brickyard Road is surrounded by residential housing and only has two routes: Falls Road from the north, and MacArthur Boulevard from the south, which are incapable of handling many cars. The traffic will result in dissatisfaction from soccer field clients as well as all other people driving near Brickyard Road.

Cabin John Park is not surrounded by residential housing and is accessible by various routes on large roads from the north, south, east, and west. It is also near two highways, I-270 and I-495. This transportation situation will result in more satisfaction from soccer field clients.

Cabin John Park already has parking lots; Brickyard Road does not.

Cabin John Park is accessible by public transportation; Brickyard Road is not.

Cabin John Park has more acreage than the relatively small and inconvenient site on Brickyard Road completely surrounded by houses.

Attachment D
Email Responses to Brickyard RFP

If Montgomery County needs more soccerfields, there are many places they could be built that does not requiredemolishing the county's only farm cultivating organic seed.

Thank you for your time and consideration.
Sincerely,

Leo Rydlun

Attachment D
Email Responses to Brickyard RFP

From Libertelli, Joe

Subject	Date
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Organic Farms, Soccer Fields and Public Process

8/31/2011

Dear Mr. Leggett,

I am a Montgomery County Democrat who has become familiar with the plans to lease public school land in Potomac, currently used by Nick Maravell for an organic farm, to a nonprofit soccer organization.

I do realize there are,

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Email Responses to Brickyard RFP

Organic Farms, Soccer Fields and Public Process

8/22/2011

Dear Mr. Leggett,

I am a Montgomery County Democrat who has become familiar with the plans to lease public school land in Potomac, currently used by Nick Maravell for an organic farm, to a nonprofit soccer organization.

I do realize there are, on occasion, a shortage of soccer fields, typically on weekends. However, while I would like to see the County's need for soccer fields met, I also think that the County needs the marginal organic farm more than the marginal soccer field. And in this case, "Nick's Organic Farm," surrounded as it is by residential property, is even more important, as the residential neighborhoods serve as effective barriers to the drift of genetically modified organism pollen - which is increasingly a bane for organic farmers everywhere, but particularly problematic to those farmers, such as Mr. Maravell, who are contracted by heirloom seed companies to grow or to revive nearly extinct strains.

The importance of both adequate recreational facilities for County residents and this unique - and immovable - farm raises the question of whether there are other locations for soccer fields and also, importantly, what process has been utilized to consider these options.

I believe that public process and transparency is vitally important - much more important than either an individual organic farm or soccer fields. Because I have learned that proper process has not been followed, I have contributed financially to Mr. Maravell's law suit.

Moreover, my wife and I host a regular public event, attended by fifty or sixty County residents, with proceeds going to an important local environmental cause. This coming month, the funds will go to support Maravell's effort. He will also have the opportunity to briefly address the crowd and hand out materials.

We are also considering hosting a house meeting at which Mr. Maravell would come and speak about the issue to our neighbors.

As a taxpayer, I certainly hope that this situation does not result in protracted litigation. I urge you to suspend the County's plans to install soccer fields at the Brickyard site and to hold public hearings at which citizens and elected officials alike can learn about the issue and the options. If the decision to remove the organic farm in favor of soccer fields is a good one, based on sound reasoning, I and other people will see that and support that decision. If not, the farm's lease should be extended.

Thank you for your consideration,

Joe Libertelli

Attachment D
Email Responses to Brickyard RFP

9 Manorvale Court
Rockville, MD 20853

cc: Councilmember Nancy Navarro

Attachment D
Email Responses to Brickyard RFP

From

Lillian Starr

Subject

Date

Make Brickyard Farm a Food and Ag Education Hub

8/23/2011

Dear Mr. Leggett,

I applaud the County's efforts to advance food and agriculture policy through the Green Economy Task Force, the Small Farm Incubator Initiative, the Sustainable Community Food Initiative, and the long tradition of preserving agricult

Attachment D
Email Responses to Brickyard RFP

From Linda Black

Subject

Date

Re: Brickyard Site

8/31/2011

Attn: Kassa Seyoum, Project Manager for the Brickyard Middle School Site in Potomac, MD.

Re: RFP input

We have learned that the county is considering replacing an Nick Maravell's organic farm with soccer fields off of Brickyard Road in Potomac. We are very much opposed to this idea and feel that this farm is far too unique to replace with soccer fields when the county already has over 500 soccer fields. However, If this is to be the case, we urge you to include these conditions:

-Clean water is becoming an important issue in the county and the state and we should be careful not to further pollute our water supply. The citizens need to be informed of, and the Contractor must clearly outline, how turf management practices will avoid contamination of the surface water and the ground water that might reach local wells of surrounding homes. All fields and any site amenities will be organic with no use of pesticides or chemicals.

-The contractor selection process should be clearly explained and all the RFP comments must be made public on an easily accessible website.

-No existing Speed Bumps/Roundabouts should be removed.

-Indoor Sports facilities will be prohibited.

-There will be no other commercial activities on the site (many "Home/Window" shows @ Germantown Complex).

-Since this is ostensibly to benefit the residents of lower Montgomery County, all games must have one team that consists of local players. One of the sponsors, Potomac Soccer, is "local" team but does not have local

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players. This should not be a for-profit venture that brings in teams from a distance to play each other.

-There MUST be non-scheduled time on the field in good hours not 8 PM to 9 PM so that anyone can use freely.

-The "private Partnership" must NOT own all the best times during the week 4PM to 8 PM and weekend 8AM to 7PM

-Serious consideration must be given to avoiding overloads of residential roads serving the site, particularly on weekdays.

-Sports field use must be limited to youths no older than high school age.

-There will be no use of fields for tournaments, playoffs and/or championships other than for local teams.

-The private partner must be required to ensure that any trash that is left behind after field use is removed immediately so that unsightly, rodent-attracting litter does not accumulate.

-A towing company paid for by the private partner must be immediately available to local residents to tow cars that may be parked illegally on any surrounding neighborhood streets due to field usage.

-An independent third party, not the County or the private business (one with no interest other than seeing a job done), must provide oversight of the private partner to ensure proper operation, and will take immediate corrective action ~ or be penalized.

-Separate noise, environmental impact and traffic studies must be conducted by someone other than interested parties (ie: possible private partners).

-A pedestrian and bicycle impact study which includes weekend traffic must be conducted. The site should include a walking/bicycle path so that local residents can easily access the site without having to drive.

-All improvements, including roads and driveways, must be paid for by the private partner and no amenity associated with these soccer fields is to come out of tax-payer money.

-A minimum ten million dollar bond should be posted to insure conformance by the private partner.

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Email Responses to Brickyard RFP

-The final contract should contain no holdover provision so that the property must be competitively bid again at the end of the term, thus helping to safeguard the public interest.

Many thanks for your interest in our views. We look forward to implementation of these guidelines for the safety of the existing neighborhood.

Yours truly,

Linda and Larry Black

10500 Rockville Pike #506

Rockville, MD 20852

Attachment D
Email Responses to Brickyard RFP

Brickyard Site

8/31/2011

We already have 501 soccer fields and we only have one farm in Montgomery County that produces organic seed and that farm is one of the best in the entire country. That alone should be reason enough to cancel plans to build new soccer fields on the site where Nick Maravell has an organic farm. We understand that the property is owned by the school system, but strongly feel that Mr. Maravell should be allowed to continue to farm the property until ground is broken to build a new school. To destroy the farm simply to add more soccer fields to us makes no sense.

Please veto this plan and allow Mr. Marabell's farm to continue to benefit country residents with his wonderful produce and seeds that help many more.

Thank you for your interest in our views. We look forward to your response.

Kindest regards,

Linda and Larry Black
10500 Rockville Pike #506
Rockville, MD 20852
301-943-2956

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Blessed are those who can give without remembering, and take without forgetting.

~Elizabeth Asquith Bibesco~

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Email Responses to Brickyard RFP

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8/31/2011

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Email Responses to Brickyard RFP

Re: Brickyard Site

8/31/2011

Attachment D
Email Responses to Brickyard RFP

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-Clean water is becoming an important issue in the county and the state and we should be careful not to further pollute our water supply. The citizens need to be informed of, and the Contractor must clearly outline, how turf management practices will avoid contamination of the surface water and the ground water that might reach local wells of surrounding homes. All fields and any site amenities will be organic with no use of pesticides or chemicals.

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Email Responses to Brickyard RFP

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Many thanks for your interest in our views. We look forward to implementation of these guidelines for the safety of the existing neighborhood.

Attachment D
Email Responses to Brickyard RFP

Yours truly,

Linda and Larry Black

10500 Rockville Pike #506

Rockville, MD 20852

Attachment D
Email Responses to Brickyard RFP

From

Linda Liotta

Subject

Date

RE: Proposal for Soccer Complex on Brickyard Road

8/29/2011

Dear Sirs and Madams,

I'm writing to express my total opposition to the proposed Soccer Complex on Brickyard Road in Potomac. VOTE NO.

MY OBJECTIONS:

Brickyard Road is not/ was not designed to handle the high-volume traffic a soccer area would cause. The speed circles--which the County, itself, proposed and installed are proof positive of that fact, end of discussion.

None of the other roads in Potomac, leading to Brickyard Road are designed to handle heavy traffic flows, either.--Example, just try driving River Road at rush hour.

There are adequate numbers of soccer complexes/fields already built or approved to serve the down county.

The clandestine methods used to make this decision are vile, reprehensible and unacceptable. Where's the "transparency"?

Public Private Partnerships (PPPs) usually smack of corruption. They are absolutely corrupt when done in secret. (PPPs are the latest trendy attempt to legitimize corrupt backroom deals. The voting public is catching on.)

Why--when everyone and his brother is tripping over themselves to create and promote environmentally friendly spaces--would a county that prides itself on being a model of progressive thinking and action--you know "Think globally. Act locally"--destroy an organic farm and replace it with a soccer complex other than for self-serving, political corruption.

The Smart Growth and Rural Legacy (SG/RL) land management programs are not legitimate excuses to in-fill Potomac with road congestion. (However, SG/RL proponents do "pay" well at election time, I've heard.)

My husband and I are 25+ year residents of the Potomac area. We do not live in the immediate Brickyard Road community. We are not environmentalists. We believe in honest, representational government, not phoney, "transparent governance". We vote.

Very truly yours,

Linda Bradley Liotta

Attachment D
Email Responses to Brickyard RFP

From

Linda Villee

Subject

Date

Brickyard Site

8/19/2011

To: Kassa Seyoum, Project Manager

I strongly oppose a public-private partnership to place private use ball fields on the Brickyard Road site. This field with the existing organic farm is perfectly suited as an education center for Montgomery County Public Schools, especially with the recent passage in Maryland of the mandatory Environmental Literacy standard, also know as “No Child Left Inside.”

This Montgomery County Public School (MCPS) property has been under the care and stewardship of Mr. Nick Maravell, under continuous organic management, for over 30 years. A 30 year-old organic seed farm with its soil improvements is not easily moved or re-established elsewhere. Thanks to its location far from conventional farms using Genetically Modified Organisms (GMO seeds), this farm’s heirloom and rare seed production is guaranteed to stay pure and organic.

The Potomac subregion has the least need in the County for additional soccer fields, according to the County’s most recent study. The Potomac zip code (20854) already has over 20 soccer field locations --many of which have multiple fields. Two more soccer fields are slated for Potomac already, one at the Community Center and one at the planned Greenbrier local park at Glen and Travilah Roads.

This 20 acre site does not meet the criteria for a regional facility, which must be 50 acres according to Maryland National Capital Park and Planning guidelines. Therefore, if there is no pressing local need and it is not appropriately sized to draw from a regional Country-wide need, then private use soccer fields should not be developed at this location.

In addition to the already underused Germantown Complex, there are quite a number of possible alternate sites for additional soccer fields. Some of these sites are in areas and populations in dire need of facilities, and where public access is much better than the Brickyard site. A few examples are:

Wheaton Regional, Wheaton, 20902

Llewellyn Sports Complex, Aspen Hill, 20906

We ask that you keep the organic farm to be used as an educational opportunity for our County’s teachers and students to have hands on learning experiences about local food and agriculture and the soil and water that sustain us. As a school property, this is a much better use of the site than private soccer fields.

Sincerely,

Linda West

Always keep your words soft and sweet just in case you have to eat them.

Attachment D
Email Responses to Brickyard RFP

From

Lindsey Bruesch Chambers

Subject

Date

Brickyard Site

8/19/2011

To: Kassa Seyoum, Project Manager

As the parent of children who attend Montgomery County Public Schools (MCPS), I oppose a public-private partnership to place private use ball fields on the Brickyard Road site. This field with the existing organic farm is perfectly suited as an education center for MCPS, especially with the recent passage in Maryland of the mandatory Environmental Literacy standard, also known as "No Child Left Inside."

This MCPS property has been under the care and stewardship of Mr. Nick Maravell, under continuous organic management, for over 30 years. A 30 year-old organic seed farm with its soil improvements is not easily moved or re-established elsewhere. Thanks to its location far from conventional farms using Genetically Modified Organisms (GMO seeds), this farm's heirloom and rare seed production is guaranteed to stay pure and organic.

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Email Responses to Brickyard RFP

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Sincerely,

Lindsey S. Chambers, Boyds, MD 20841

Attachment D
Email Responses to Brickyard RFP

From

Lisa Emery

Subject

Date

Brickyard Site

8/19/2011

To: Kassa Seyoum, Project Manager

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Attachment D
Email Responses to Brickyard RFP

fields. Some of these sites are in areas and populations in dire need of facilities, and where public access is much better than the Brickyard site. A few examples are:

Wheaton Regional, Wheaton, 20902
Llewellyn Sports Complex, Aspen Hill, 20906

We ask that you keep the organic farm to be used as an educational opportunity for our County's teachers and students to have hands on learning experiences about local food and agriculture and the soil and water that sustain us. As a school property, this is a much better use of the site than private soccer fields.

Sincerely,
Lisa Emery

Attachment D
Email Responses to Brickyard RFP

From Lisa Giannini

Subject

Date

Comments

8/7/2011

I looked for a link to post comments, but I guess this email is all that is available. Perhaps you do not want a public record of comments.

There is no shortage of soccer fields in Montgomery County. There IS a shortage of organic farms in Montgomery County.

This deal was done in secret, with highly-questionable influence peddling, and without community input. Shameful. Just another shady back-room deal (like the Fillmore in Silver Spring) that reeks of money going into somebody's pocket and putting private gains ahead of the best long-term needs of the citizens. I have been a Democratic voter my entire life, but this is the last straw.

Lisa Giannini

Silver Spring, MD (and former resident of Potomac)

Attachment D
Email Responses to Brickyard RFP

From

Lisa Schnoor

Subject

Date

Brickyard Site

8/31/2011

Attn: Kassa Seyoum, Project Manager for the Brickyard Middle School Site in Potomac, MD.

Re: RFP input

It has come to my attention that the county is considering replacing an Organic Farm with soccer fields in the Potomac area off of Brickyard Road. If this is to be the case, please include these conditions:

- The citizens need to be informed of, and the Contractor must clearly outline how its turf management practices will avoid contamination of the surface water and the ground water that might reach local wells of surrounding homes. All fields and any site amenities will be organic with no use of pesticides or chemicals.
- All the RFP comments must be made public on a website, and the picking process should also be clearly explained.
- No existing Speed Bumps/Roundabouts should be removed.
- There will be no indoor Sports facilities, ever.
- There will be no other commercial activities on the site (many "Home/Window" shows @ Germantown Complex).
- The "local" teams MUST have local players. One of the sponsors Potomac Soccer is "local" team but does not have local players. Our son was the only local player on his Potomac Soccer team.
- There MUST be non-scheduled time on the field in good hours not 8 PM to 9 PM so that anyone can use freely.
- The "private Partnership" must NOT own all the best times during the week 4PM to 8 PM and weekend 8AM to 7PM
- Hours of operation should be limited to 11AM to 5:30 PM on weekends only.
- There will be no operations during weekdays to avoid overloading of residential roads serving the site.
- Sports field use must be limited to youths no older than high school age.
- Field use will be limited to the teams located within the geographic area which would be served by a Brickyard Middle school.
- There will be no use of fields for tournaments, playoffs and/or championships.
- The private partner must be required to ensure that any trash that is left behind after field use is removed immediately so that unsightly, rodent-attracting litter does not accumulate.
- A towing company paid for by the private partner must be immediately available to local residents to tow cars that may be parked illegally on any surrounding neighborhood streets due to field usage.
- A hired third party, not the County or the private business (one with no interest other than seeing a job done), must provide oversight of the private partner to ensure proper operation, and will take immediate corrective action ~ or be penalized.
- Separate noise and traffic studies must be conducted by someone other than interested parties (ie: possible private partners).
- A pedestrian and bicycle impact study which includes weekend traffic must be conducted.
- All improvements, including roads and driveways, must be paid for by the private partner.
- Not one single amenity associated with these soccer fields is to come out of tax-payer money.
- A ten million dollar bond should be posted to insure conformance by the private partner.

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Email Responses to Brickyard RFP

-There should be no holdover provision in the final contract so that the property must be competitively bid again at the end of the term so as to safeguard the public interest.

I thank you for your time, and I expect implementation of these guidelines for the safety of the existing neighborhood.

Of course -- my preference and hope is that the organic, non-gmo farm would remain and soccer fields would not be built on this site. This farm is unique in all of Maryland and should be treasured and preserved.

Thank You,
Lisa Schnoor

Attachment D
Email Responses to Brickyard RFP

From

Liz Snyder

Subject

Date

Brickyard Road, farms vs. soccer

8/31/2011

Dear Mr. Leggett,

I am not a resident of your county, but I felt compelled to write as my community went through a similar debate back in 2007. I am the co-founder of Full Circle Farm in Sunnyvale, CA - nestled in the middle of a suburban neighborhood much like yours. The other option on the table was a soccer field, which I understand is also a community need.

However, I encourage you to release an alternative RFP asking a local nonprofit how they would manage an "educational agriculture" model. Your county could lease the land, keep it in organic production, and give kids the opportunity to experience farming in their own neighborhood. Why? Because a mountain of research shows that having kids grow their own food is the single most effective nutrition education tool we have at our disposal.

Please take a look at what's been built in 3 short years here in our community: www.fullcirclesunnyvale.org

And if you would like to develop an "alternate" RFP I would be happy to share the one our nonprofit initially responded to.

All the best,
Liz

Liz Snyder
liz@ieatreal.com
650-283-9360
<http://www.ieatreal.com>

Attachment D
Email Responses to Brickyard RFP

From Lori Michele Newsom

Subject	Date
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Brickyard Road Site

8/24/2011

TO: Kassa Seyoum, Project Manager

I oppose a public-private partnership to place private use ball fields on the Brickyard Road site. This field with the existing organic farm is perfectly suited as an education center for Montgomery County Public Schools, especially with the recent passage in Maryland of the mandatory Environmental Literacy standard, also know as “No Child Left Inside.”

This Montgomery County Public School (MCPS) property has been under the care and stewardship of Mr. Nick Maravell, under continuous organic management, for over 30 years. A 30 year-old organic seed farm with its soil improvements is not easily moved or re-established elsewhere. Thanks to its location far from conventional farms using Genetically Modified Organisms (GMO seeds), this farm’s heirloom and rare seed production is guaranteed to stay pure and organic.

The Potomac subregion has the least need in the County for additional soccer fields, according to the County’s most recent study. The Potomac zip code (20854) already has over 20 soccer field locations --many of which have multiple fields. Two more soccer fields are slated for Potomac already, one at the Community Center and one at the planned Greenbrier local park at Glen and Travilah Roads.

This 20 acre site does not meet the criteria for a regional facility, which must be 50 acres according to Maryland National Capital Park and Planning guidelines. Therefore, if there is no pressing local need and it is not appropriately sized to draw from a regional Country-wide need, then private use soccer fields should not be developed at this location.

In addition to the already underused Germantown Complex, there are quite a number of possible alternate sites for additional soccer fields. Some of these sites are in areas and populations in dire need of facilities, and where public access is much better than the Brickyard site. A few examples

Attachment D
Email Responses to Brickyard RFP

are:

Wheaton Regional, Wheaton, 20902
Llewellyn Sports Complex, Aspen Hill, 20906

We ask that you keep the organic farm to be used as an educational opportunity for our County's teachers and students to have hands on learning experiences about local food and agriculture and the soil and water that sustain us. As a school property, this is a much better use of the site than private soccer fields.

Sincerely,

Lori Michele Newsom

7811 Gate Post Way

Potomac, MD 20854

Attachment D
Email Responses to Brickyard RFP

From

Lucien and Talaat Moreau

Subject

Date

Brickyard Road Soccer Fields

8/26/2011

Dear Sirs,

Please take into consideration the following points if you intend to go ahead with the idea of converting the organic farm on Brickyard Road into soccer fields, especially involving a private party. Please note that we are very much in favor of preserving the organic farm, which is an incomparable asset to Montgomery County.

- >>□* Hours of operation should be limited to 11AM to 5:30 PM on weekends only.
- >>□* No operation during weekdays to avoid overloading the residential roads in the area.
- >>□* Sports field use must be limited to youths no older than high school age and should always have adequate adult supervision.
- >>□* Field use should be limited to teams located within the geographic area which would be served by a Brickyard Middle school .
- >>□* No use of fields for tournaments, playoffs and/or championships.
- >>□* All fields and any site amenities should be organic with no use of pesticides or chemicals.
- >>□* Any trash that is left behind after field use must be removed immediately so that unsightly, rodent-attracting litter does not accumulate.
- >>□* A towing company paid for by the private partner must be immediately available to local residents to tow cars that may be parked illegally on any of the surrounding neighborhood streets due to field usage.
- >>□* The county should provide oversight of the private partner to ensure proper operation, and should take immediate corrective action.
- >>□* A noise study should be conducted by someone other than interested parties(such as the possible private partners)
- >>□* A pedestrian and bicycle impact study which includes weekend traffic should be conducted.
- >>□* All improvements, including roads and driveways, should be paid for by the private partner.
- >>□* A ten million dollar bond should be posted to insure compliance by the private partner.
- >>
- >>Thank you for taking these points into consideration.
- >>
- >>Sincerely,
- >>
- >>Talaat and Lucien E. Moreau
- >>8502 Brickyard Road, Potomac, MD 20854
- >>

Attachment D
Email Responses to Brickyard RFP

From

Lynn Wegman

Subject

Date

Cease Plans to Build Soccer Complex on Brickyard Road

8/30/2011

8/29/2011

To Montgomery County Government Officials,

I am unclear why the County has kept plans for this land and negotiations about the possible Soccer Complex secret for a number of years.

Why were these plans not discussed with affected County residents when planning first began? Brickyard Road and the surrounding neighborhood is not able to accommodate more traffic and the road itself is not a main thoroughfare and is a very poor choice for a proposal which will most ceratinly result in a huge influx of cars. Other areas where complexes such as the one proposed exist, have multi-lane roads for ease of access, to eliminate or reduce traffic congestion, and to avoid disturbance to local tax paying residents. This neighborhood has one lane roads in each direction and has no availability for parking aside from the cars owned by the residents which are often parked on the local streets off of Brickyard Road. The proposed Socccer Complex will cause traffic congestion, parking nightmares, and unsafe neighborhoods for our children to play, walk, and ride their bicycles.

There are already hundreds of deer in the area, and the proposed use of this land will most surely increase the trash/garbage in this neighborhood which will only lead to even more deer and other animals seeking garbage to eat. This in turn will not only bring a huge problem of trash control to an

otherwise clean residential neighborhood where no such problem exists, but will also lead to even more traffic accidents due to an ever increasing population of wildlife.

Attachment D
Email Responses to Brickyard RFP

Complexes similar to the one proposed often host other types of commercial events such as home shows, etc. This neighborhood is completely unsuitable for this type of activity as there are few alternative traffic options, and any such use must be completely prohibited.

The comments (such as this one) received on this Soccer Complex plan and the proposed RFP should be made public as this is a public issue that should be open and above board to all interested parties. * IF* the process moves forward, though it should be stopped immediately, the selection criteria

for the entity to supply the services and operate the Soccer Complex must immediately be made public. *IF* the process moves forward, though it should

be stopped immediately, limitations must be placed on the number of hours per weekday and weekend the Soccer Complex can be utilized. *IF* the process moves forward, though it should be stopped immediately, a towing company paid for by the private partner must be made available on a 24/7 basis to immediately tow cars that may be parked illegally on any surrounding neighborhood streets due to field usage. *IF* the process moves forward,

though it should be stopped immediately, there must be only local teams with local players permitted to use the complex.

Before this process moves forward any further, separate noise and traffic studies should be conducted by independent parties selected by a committee representing BOTH the local affected citizens and the County. A pedestrian and bicycle impact study for weekdays and weekend Soccer Complex activities should also be conducted. This committee could also review many of the other concerns expressed herein and by other neighborhood residents and the community associations interested in this proposed project.

Please consider my comments as a very concerned citizen, and make them part of the public record.

Thank you,

Lynn Rothberg Wegman
8200 Kingsgate Road
Potomac, MD. 20854

Attachment D
Email Responses to Brickyard RFP

From Mallikharjuna Divvala

Subject	Date
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Make Brickyard Farm a Food and Ag Education Hub

8/23/2011

Dear Mr. Leggett,

I applaud the County's efforts to advance food and agriculture policy through the Green Economy Task Force, the Small Farm Incubator Initiative, the Sustainable Community Food Initiative, and the long tradition of preserving agricult

Attachment D
Email Responses to Brickyard RFP

From

Maria Fusco

Subject

Date

FUSCO: RFP Comments/Input

9/1/2011

August 31, 2011

Dear Kassa Seyoum and All involved,

First, "Hi. Me Again. I hope your day is going well."

Second, rather than a "Request for Proposal," I would like to ask:
"Request for PROCESS"; however,

the initial circumvention of process seems to have caught on like
wildfire, and
although I'm fighting with all I've got to get back to that initial
circumvention, I am filing some points that I,
as a Montgomery County resident, want to see in any/all RFPs that may
be supplied with regards to the Brickyard Middle School Site on
Brickyard Road in Montgomery County, MD.

While I have MANY concerns, these are perhaps the top 6 that I will be
looking for:

1. That ALL comments, public or otherwise, regarding the Brickyard
RFP, are made public on an easy access link as "up front" as the
soccer plans MoCo website (notably the one with all the young kids
playing in a field on a beautiful day).
2. That the process for picking the "winner" of the bid is also made
public, PRIOR to the winning bid being chosen.
3. That all names and titles of those "who" decide which bidder wins
is also made public PRIOR to the winning bid being chosen.
4. That there are BINDING Traffic, Environmental, Pedestrian & Bicycle
Safety & Noise Studies completed by parties not affiliated with any

Attachment D
Email Responses to Brickyard RFP

interested party; including, but NOT LIMITED TO, the MoCo Board of Education, the County Executive Ike Leggett, and any interested bidder &/or Private Partner.

5. That "winner" of said bid/proposal for this site be financially responsible for ALL additional occurring costs that include, but are not limited to: Lights, Traffic maintenance, Trash, ensuring that no well contamination for neighboring properties with a \$20 million bond to help ensure adherence, and to be posted as part of the contract and BEFORE ANY WORK (\$20 million will not nearly cover all these areas, for as many homes that will be affected... but the amount is meant to help prove good faith, which, in view of how all has come to pass, is understandable).

6. That NO chemicals and/or pesticides be used (as we learn of these dangers more everyday, and as more states are making this ban of chemicals and pesticides commonplace).

By now Kassa, you and many of your co-workers have either met me, or perhaps have received some of my emails (sent to you so that you are all aware that this subversion of process is not pushing ahead lightly).

Please also know and understand that I don't like sending in anything towards this public RFP comments, and my doing so should not be construed as an agreement to it; rather, please view my comments and insistence on these points as direct result of the lack of trust that I have in my elected officials (I voted for many of them, incl. Ike Leggett).

Politically, I am, forevermore, watching "what is signed, who is signing and how issues are dealt with": I will remain an active citizen and vocal to all who I know and come into contact with ~ that's for sure.

Thank You once again Kassa. Please share with your co-workers that I expect, and that I am hoping for, all officials to uphold process ~ Repeated to stress my concerns.

Note to All:
Please Help to Get Us Back to the Original Circumvented Process
between The MoCo BOE and County Executive Ike Leggett.

Attachment D
Email Responses to Brickyard RFP

Thank You ~
Maria Fusco
10723 Rock Run Dr.
Potomac, MD 20854
(I am one of the local families on well water)

Attachment D
Email Responses to Brickyard RFP

FUSCO: RFP Comments

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-

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Email Responses to Brickyard RFP

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Maria Fusco
10723 Rock Run Dr.
Potomac, MD 20854

Attachment D
Email Responses to Brickyard RFP

(I am one of the local families on well water)

Brickyard Site

8/19/2011

Attachment D
Email Responses to Brickyard RFP

To: Kassa Seyoum, Project Manager

I oppose a public-private partnership to place private use ball fields on the Brickyard Road site. This field with the existing organic farm is perfectly suited as an education center for Montgomery County Public Schools, especially with the recent passage in Maryland of the mandatory Environmental Literacy standard, also known as “No Child Left Inside.”

This Montgomery County Public School (MCPS) property has been under the care and stewardship of Mr. Nick Maravell, under continuous organic management, for over 30 years. A 30 year-old organic seed farm with its soil improvements is not easily moved or re-established elsewhere. Thanks to its location far from conventional farms using Genetically Modified Organisms (GMO seeds), this farm’s heirloom and rare seed production is guaranteed to stay pure and organic.

The Potomac subregion has the least need in the County for additional soccer fields, according to the County’s most recent study. The Potomac zip code (20854) already has over 20 soccer field locations -- many of which have multiple fields. Two more soccer fields are slated for Potomac already, one at the Community Center and one at the planned Greenbrier local park at Glen and Travilah Roads.

This 20 acre site does not meet the criteria for a regional facility, which must be 50 acres according to Maryland National Capital Park and Planning guidelines. Therefore, if there is no pressing local need and it is not appropriately sized to draw from a regional Country-wide need, then private use soccer fields should not be developed at this location.

In addition to the already underused Germantown Complex, there are quite a number of possible alternate sites for additional soccer fields. Some of these sites are in areas and populations in dire need of facilities, and where public access is much better than the Brickyard site. A few examples are:

Wheaton Regional, Wheaton, 20902
Llewellyn Sports Complex, Aspen Hill, 20906

We ask that you keep the organic farm to be used as an educational

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Email Responses to Brickyard RFP

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Sincerely,
Maria Fusco

Attachment D
Email Responses to Brickyard RFP

From

Marilee S Pazicky

Subject

Date

Brickyard Site

8/19/2011

To: Kassa Seyoum, Project Manager

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In addition to the already underused Germantown Complex, there are quite a number of possible alternate sites for additional soccer fields. Some of these sites are in areas and populations in dire need of facilities, and where public access is much better than the Brickyard site. A few examples are:

Wheaton Regional, Wheaton, 20902

Llewellyn Sports Complex, Aspen Hill, 20906

We ask that you keep the organic farm to be used as an educational opportunity for our County’s teachers and students to have hands on learning experiences about local food and agriculture and the soil and water that sustain us. As a school property, this is a much better use of the site than private soccer fields.

Sincerely,
Marilee Pazicky

Attachment D
Email Responses to Brickyard RFP

From

Mark Meyerovich

Subject

Date

Brickyard Site

8/19/2011

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□□□□□ Llewellyn Sports Complex, Aspen Hill, 20906 I ask that you keep the organic farm to be used as an educational opportunity for our County's teachers and students to have hands on learning experiences about local food and agriculture and the soil and water that sustain us. As a school property, this is a much better use of the site than private soccer fields. Sincerely, M Meyerovich An organic food consumer and a soccer player □□ □ □□

Attachment D
Email Responses to Brickyard RFP

From

Mark Ungerman

Subject

Date

Response to Invitation to Email Input for the Content of the R

9/1/2011

Mr. Seyoum,

I have attached my response to the invitation for input to the content of the proposed "RFP to Develop Soccer Ballfields at Brickyard Site" in a .pdf document.

Please respond by return email to confirm that you have received this eight page document and are able to open it.

As you will see, I object to the County's proposal to turn over the public land on Brickyard Road to a private interest group that will use the land for its own purposes, to the exclusion of the public and to the detriment of the neighbors and community. The private use will create dangerous conditions for our residents, tax county resources and infrastructure, and displace a unique organic farm that has managed harmful surface water runoff, preserved environmental resources and created no harmful impact on the community. The proposed development is not justified by any current demonstrable need, will harm property values in the neighborhood and reduce our tax base. Furthermore, it circumvents the authority of the County Council over land use regulation and the authority and wisdom of the Park and Planning Commission over land use and protection of parkland resources, demonstrates a lack of prudence, and is contrary to principles of transparent and accountable government. There are higher better uses for the site and other locations more consistent with the proposed private use, if it can be shown to fill a public need.

Thank you very much for you work on this matter,

Mark E. Ungerman

Mark Edward Ungerman Citizen, Taxpayer, and Voter	
	8582 Brickyard Road Potomac, Maryland, 20854 Phone: 301 983 6323 E-Mail: mungerman@comcast.net

September 1, 2011

Via email to: kassa.seyoum@montgomerycountymd.gov and
BrickyardRoad.SoccerFieldRFP@montgomerycountymd.gov

Mr. Kassa Seyoum
Project Manager
Montgomery County Maryland
Department of General Services
Division of Building Design and Construction Services
101 Monroe Street
Rockville MD 20850

Re: Response to Invitation to Email Input for the Content of the RFP to Develop Soccer
Ballfields at Brickyard Site

Dear Mr. Seyoum:

Executive Summary

I object to the County's proposal to turn over the public land on Brickyard Road to a private interest group that will use the land for its own purposes, to the exclusion of the public and to the detriment of the neighbors and community. The private use will create dangerous conditions for our residents, tax county resources and infrastructure, and displace a unique organic farm that has managed harmful surface water runoff, preserved environmental resources and created no harmful impact on the community. The proposed development is not justified by any current demonstrable need, will harm property values in the neighborhood and reduce our tax base. Furthermore, it circumvents the authority of the County Council over land use regulation and the authority and wisdom of the Park and Planning Commission over land use and protection of parkland resources, demonstrates a lack of prudence, and is contrary to principles of transparent and accountable government. There are higher better uses for the site and other locations more consistent with the proposed private use, if it can be shown to fill a public need.

Introduction

Attachment D

This is in response to the “Invitation to Email Input for the Content of the RFP to Develop Soccer Ballfields at Brickyard Site due by September 1, 2011” posted at:

<http://www.montgomerycountymd.gov/mcgtmpl.asp?url=/content/DGS/DBDC/soccer.asp>

hereinafter, the “Invitation.”

First, let me say that I live a stone’s throw from the site proposed for development, at the above address. The County’s actions in connection with this site will have and has had a direct and immediate impact on my family and me. That impact is different than the impact on the general public, residents of the neighborhood, residents of the Potomac Sub-region and residents Montgomery County.

The construction and operation of the site according to the plans expressed by the County will destroy my right to quiet enjoyment of my property and home. I have lived in the area for 28 years, and in this part of Montgomery County for the past 18 years. I remember Brickyard Road before the installation of the speed humps and traffic circles. During the morning and afternoon rush hours the neighborhood was overwhelmed with traffic. During non-peak times Brickyard Road was a speedway. It was common for vehicles to travel at speeds in excess of 70 miles per hour and for there to be drag races and other speed contests. There were accidents and injuries. I hope that you have access to and take the time to review the police department records from the time before the installation of the current traffic control measures. Even though this part of the County never enjoyed a sufficient level of enforcement of the traffic laws, I am sure that you will find records of dangerous driving at excessive speeds.

My family and I moved to our current address less than 4 years ago. We had sold our prior house and were living temporarily in a too small apartment. The financial crisis/credit crunch was in full swing and we were unable to locate a suitable house to buy given the conditions. We looked at rentals and came upon our current house. I remembered the traffic conditions on Brickyard from prior to the installation of the speed humps and traffic circles and would not consider buying a house on Brickyard Road. We really wanted to keep our kids in the same schools and near their friends so we rented the house we currently own. After living here a year, it was clear that this was in fact a quiet street with little traffic. In truth, the biggest traffic issues we have are the constant stream of bicycles each weekend and the wildlife. Sometimes it seems that the bicycles and deer outnumber the cars. Only after seeing the conditions here for over a year, did my family and I decide to buy the house and make this quiet neighborhood our permanent home.

I also hope that you have had the opportunity to spend some time in our neighborhood and on our streets. If you do, you will find a quiet residential community. A lot of kids play in the yards of houses along Brickyard Road and a lot of folks walk, jog, ride bikes, and walk their dogs along and on Brickyard Road. The proposed development is simply inconsistent with the neighborhood. The wildlife will pose a threat to the users of the facility and the users will pose a threat to our neighborhood, our safety and our right to enjoyment of our homes.

Response to the Community

In an email response to the community dated May 25, 2011, the County Executive “committed to helping solve the unmet recreation need for fields, and to ensuring that this is done in accordance

Attachment D

with the vision of the Master Plan, while also addressing concerns within the community.” 1. I dispute that there is an unmet recreation need for fields. There simply is no current objective evidence to support the claim of such a need. The “2005 Land Preservation, Parks and Recreation Plan A PARKS RECREATION OPEN SPACE PLAN” cited in the Invitation is 6 years old and based on data collected 9 and 11 years ago. Besides being stale and out of date, the Plan, at page 3, clearly states:

Estimating exact numbers of ballfields and other recreation facilities needed in the County is an extremely difficult task and subject to many future variables. It therefore is often spoken of as “more art than science”.

Even if there was a need in 2000 when the data was first collected, that need was not consistent with the Counties current proposal for a multiple field complex. 2. I dispute that proposal in the Invitation is “in accordance with the vision of the Master Plan” or “consistent with the Potomac Master Plan.” In fact, the Potomac Master Plan states “All school sites not otherwise recommended in this Plan for environmental conservation should be considered for other public uses, including park land if they are declared as surplus.” Page 133 and “Brickyard Junior High School, Kendall Elementary School and Wooton Elementary School should be evaluated for public purposes if they are ever declared surplus.” Page 143. The site has never been declared as surplus and the secret process leading up to this juncture did not include any consideration or evaluation for public uses or purposes including parkland. 3. I also dispute that the Invitation will in any way address the “concerns within the community.” The community has spoken loud and clear that any development of soccer fields, any use that will have a negative impact on traffic, noise, or the environment, and any displacement of the organic farmer who has been a steward of the land and provided surface water management to protect the neighborhood is unwanted.

My belief is that the Invitation is a charade simply to provide cover for a claim that community input was sought and considered. I make this submission under protest, with full reservation of all rights to contest, challenge and dispute, in a court or law and/or otherwise and without waiver of any kind, any part or all of the actions related to the acquisition, RFP, actual and constructive eviction of the incumbent farmer, proposed development, development, and operation of the site and any supporting infrastructure, which I consider to be an illegitimate, inappropriate, illegal and improper process, plan and action, contrary to law, policy and prudence. While I expressly authorize you and the County to make my comments public in their entirety (but not in part), under no circumstances shall this submission be relied upon, interpreted, construed or argued to be an indication, concession, or admission, expressly, impliedly, by estoppel or otherwise that the RFP, the actual and constructive eviction of the incumbent farmer, proposed development, development and operation of the site and any supporting infrastructure is or was appropriate, proper, legitimate or legal, and which I specifically contend was not.

This submission is being made solely in response to the deadline established and set forth in the Invitation for input into the content of the RFP and is made solely for use in the event that this process is allowed to go forward or subsequently determined by a court of law or other appropriate adjudicator to be proper.

Management Plans and Character of Contract

It is imperative that the RFP seek and the ultimate contract require certain management plans be proposed and made subject to a contract with enforcement measures that assure compliance.

1. A traffic management plan prepared by a licensed, independent, professional organization which will include the mandatory limitations on site use and traffic designed to preserve pedestrian and bicycle safety and prevent noticeable impact on traffic on Brickyard Road and surrounding neighborhood streets without permitting widening of or addition of lanes to Brickyard Road, modification to the existing traffic circles and speed humps or installation of traffic control devices at or between the intersections of Brickyard Road with either of McArthur Boulevard and Falls Road.
2. A noise management plan including require buffer instrumentalities to keep noise levels outside of the abutting properties to that no greater that a typical residential air conditioning unit.
3. An environmental management plan to include:
 - a. a surface water management plan put in place to ensure that water runoff from the fields does not encroach or negatively impact neighboring properties, ground water, or the water shed.
 - b. a chemical and toxin management plan to prohibit introduction of toxins or other harmful agents into the environment, soil, ground water, watershed, and flora and fauna, to include prohibition of genetically modified organisms, non-organic herbicides, non-organic pesticides, non-organic fertilizers.
 - c. Design elements to visually hide the nature of the facility from the surrounding streets and properties.
4. An infrastructure management plan to ensure that the county does not incur and expense in connection with costs due to the development and operation of the site, to include supply of water, sewer, electricity, road repairs, and other utilities. The plan should also include mandatory funding of reserves to cover expected expenses and the affects of reasonably possible events such as storms, fire, and other natural or manmade events.
5. In order to protect the residents of the county, tax base, neighborhood, the operator should be required to demonstrate experience, resources and a substantial track record developing and operating facilities of this nature.
6. In recognition of the substantial expense that will be required to develop the facility and the inherent risks of any project of this nature in addition to the risk that the site may be reclaimed for use by the Board of Education, the operator must be required to demonstrate sufficient resources and provide sufficient protections to the county and operate under a plan that will not expose the taxpayers or county to any expense should the facility and management not proceed according to plan. The RFP should make clear and the contract require that no expenses or risk shall be borne by the public sector.
7. The term should be specified to have a date certain expiration and the terms should not include any preference for renewal by the same operator. The site is a valuable public resource and preferences provided now may prove unjustified at the expiration of the term. The County may not let the commercial interests of an operator subvert the public trust.

Transparent and Accountable Government

I recommend that the content of the RFP include mandatory requirements reflecting comments, commitments and statements by governmental entities regarding development and use of the site.

Attachment D

Various governmental entities, officials, employees and agents have made public commitments and statements about the plan, implementation of the development and operation of the site. These entities include, but are not limited to the Montgomery County Board of Education, the County Executive of Montgomery County, the Department of General Services of Montgomery County and their respective members, employees and agents. I have not made an attempt to capture all such statements here, but you have far better access and resources to identify and capture those commitments and statements. I have listed a few examples below. These are to be considered examples, but not the exclusive and complete set of such statements.

1. Specifically exclude the use of artificial turf as an option, and not permit the installation of lights. County Executive email, May 25, 2011.
2. A public-private partnership is required for the development and operation of ball fields to meet a need for county youth at minimal expense. County Executive email, May 25, 2011. The RFP should require that respondents adequately justify how the proposed operation meets a substantial need of county youth and will ensure that development and operation be performed at no expense or risk to the County.
3. Properly built and maintained fields that can operate year round. Invitation. The RFP shall require a plan and design to properly build and maintain fields that can operate year round.
4. Park and Planning's 2005 Park Recreation Open Space Plan. Invitation. The RFP shall require that the successful contractor comply with all Park and Planning regulations, standards, policies, recommendations and guidelines, both specific to this site and general to similar projects whether conducted under the direction of DGS or MN-CPPC, including, without limitation, the Montgomery County Department of Parks Policy for Public Private Partnerships.
5. "The County, working through competitively awarded public-private contracts with operators ... to install and operate soccer field sites." Invitation. The RFP will be contingent upon receipt of competitive bids.
6. "In keeping with the County Executive's commitment to transparent and accountable government, the Department of General Services is committed to routinely engaging residents and other interested parties in the development of County projects. This process includes community meetings and public input processes by which we can be best informed about issues of concern regarding design, operation and maintenance of facilities." Invitation. In order to satisfy this commitment, the RFP shall specify special procedures requiring contemporaneous public disclosure of all proposals, responses and contract related correspondence communications and drafts. Backroom, business as usual processes are inconsistent with transparency and accountability of government. In addition, the RFP shall require that each respondent disclose the identities of all its executives, directors, board members, each of their affiliates and all of their prior dealings of any kind with the county government and Board of Education and any of their respective employees, officials and agents, over the previous five years.
7. "The developer, under terms and conditions of a County lease, will be responsible to plan, design, construct, maintain and operate the fields in accordance to local, state, and federal building and zoning codes and regulations." Invitation. This shall be a mandatory provision of the RFP and any Contract.

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8. The invitation states “How will the County address traffic? A traffic study will be conducted”. In so far as the study of traffic alone does nothing to “address traffic” this statement must reflect a commitment to manage traffic. The RFP should require an acceptable traffic management plan.
9. Artificial turf fields will not be allowed; Lighting will not be allowed; and Public address systems will not be allowed. Invitation and Montgomery County Board of Education. This shall be a mandatory provision of the RFP and any Contract.
10. The invitation contains the following “Why did the County decide to lease the land to build soccer fields? The approved and adopted 2002 Potomac Master Plan contemplated and encouraged the brickyard property to be used for ball fields or other recreational purposes, if it is not used for a school. See the excerpt from the Master Plan.” In light of the commitment to transparent and accountable government, the RFP shall require that any award be contingent on strict adherence to the 2002 Potomac Master Plan and not to the misrepresentation of what is set forth in the Master Plan according to the Invitation.
11. The invitation states, “How will these fields benefit the community? The intent of developing soccer fields on that property is to provide a recreational amenity to the community.” To satisfy this commitment the RFP and any Contract shall contain mandatory provisions conditioning use and operation of the site on annual certification that the facility has served the primary function of providing a recreation amenity to the community consistent with an annual plan of operation filed with the DGS and published upon response to the RFP and annually thereafter.
12. The invitation states: “What will happen to the organic farmer currently farming this site? The County has extended Mr. Marvell’s lease until the end of the year and could possibly extend the lease for additional six months depending on the progress of the project design.” In light of the commitment to transparent and accountable government, the RFP shall express the County’s continuing authorization of occupancy by the current organic farm until the progress of the project requires curtailment of that occupancy and require that any award be contingent upon permitting full occupancy of the site by the current organic farm until the progress of the project requires curtailment of that occupancy and then only to the extent so required.
13. The invitation states, “How will the County address noise? A Noise impact analysis will be conducted”. In so far as the analysis of Noise impact alone does nothing to “address noise” this statement must reflect a commitment to a noise management and attenuation plan. The RFP should require an acceptable noise management and attenuation plan.
14. The invitation states, “The Brickyard Road Soccer Fields project is proposed to consist of grading and development of existing fields to develop up to four soccer fields.” The RFP and any contract shall permanently limit the number of fields to no more than four.
15. The invitation states, “The project will consist of private development, ... construction and maintenance of adequate onsite parking. Development of the project will include design and construction of soccer fields, parking, Stormwater Management, site improvements and other requirements.” The RFP and any Contract shall contain mandatory provisions to this effect.

Attachment D

16. The Invitation states “The County project management team needs neighbor input on operational parameters and concerns that will be used to draft the RFP. Neighbor feedback is critical in ensuring the property is a good neighbor, while meeting the broader County need for additional fields for organized play.” In light of the commitment to transparent and accountable government, the RFP shall require submission of and that any award shall require a Good neighbor plan and an agreement conditioning use on conditions satisfactory to affected community civic organizations and citizens groups.
17. The invitation contains the following statements, “June 9, 2011 – Public Meeting at Potomac Community Recreation Center. Members of the County project management team met with residents in a work session to receive community input on features of the RFP. The County project management team recorded the following public comments at the five community work sessions.” and “June 15- September 1, 2011 – Posted website invitation to the community to provide email input for the Content of the RFP.” In light of the commitment to transparent and accountable government, the process of formulating of the RFP shall include an effort to specifically identify comments and input from the immediate neighboring community and consistent with those from the immediate neighboring community in order to distinguish them from comments inconsistent with those from the immediate neighboring community and, in light of the disproportionate impact of any development on the immediate neighboring community, to assign a substantially higher weight to those comments in formulation of the content of the RFP.
18. As reflected in the minutes of the business meeting of the Board of Education of Montgomery County regarding the “Lease Agreement-Brickyard Road Site”, “Mr. David Dise, director of the Department of General Services, Montgomery County, explained the implementation of county plan.” and “Mr. Dise indicated that the intent was for soccer fields, but public input could change the scope of the project.” In light of the commitment to transparent and accountable government, the RFP shall reflect a change in the scope of the project on the basis of public input. That change should be specifically to identify an operator with qualifications consistent with those of the current organic farm and to operate the site in a manner consistent with the past operation of the site.

The principles of transparent and accountable government mandate that the county live up to and abide by the spirit and implications of the statements made by Mr. Dise to the County Board of Education, which statements were relied upon by the Board of Education in granting the lease to the county.

In conclusion, I quote a few passages of the Testimony of the Honorable Isiah Leggett, County Executive, Montgomery County, Maryland to The U.S. Senate Budget Committee & Task Force on Government Performance, Monday, July 12, 2010:

I have made building an open, inviting, responsive, and accountable government a top priority for my administration.

◦ ◦ ◦

Our Pedestrian Safety Initiative had two clear objectives: 1) Reduce pedestrian-related crashes, injuries, fatalities, and their associated social and economic costs, and 2) Ensure that all areas of the County provide safe and convenient travel options for pedestrians.

Attachment D

◦ ◦ ◦

Partner with the community: Seeking input from a diverse group of community representatives to develop “priorities” will ensure that the focus is kept on “community priorities” therefore improving their quality of life. Here is the list of community priorities in Montgomery County:

◆ A Responsive and Accountable County Government

◦ ◦ ◦

◆ Healthy and Sustainable Communities

◆ Safe Streets and Secure Neighborhoods

◦ ◦ ◦

◆ Vital Living for All of Our Residents

Now that you have community input, it should be clear that proceeding with an RFP for development of soccer fields is inconsistent with the operation of an open and accountable government, detrimental to the community, inconsistent with pedestrian safety and inconsistent with community partnering. The only option to reconcile these important objectives is to reassess current data to evaluate need for additional ballfields, locate a soccer development at a more suitable location (if one is truly needed), and issue the RFP seeking an operator with qualifications consistent with those of the current organic farm, to operate the site in a manner consistent with the past operation of the current organic farm.

Respectfully,

/s/Mark Ungerman

Mark Ungerman

Cc, by email: Isiah Legget

David Dise

Diane Schwartz Jones

Ernie Lunsford

Montgomery County Board of Education

Members of the Montgomery County Council

Commissioners of the Montgomery County Planning Board, M-NCPPC

Attachment D
Email Responses to Brickyard RFP

From

marsha vonduerckheim

Subject

Date

8/19/2011

To: Kassa Seyoum, Project Manager

□□□□□□ I oppose a public-private partnership to place private use ball fields on the Brickyard Road site. This field with the existing organic farm is perfectly suited as an education center for Montgomery County Public Schools, especially with the recent passage in Maryland of the mandatory Environmental Literacy standard, also known as “No Child Left Inside.”

□□□□□□

This Montgomery County Public School (MCPS) property has been under the care and stewardship of Mr. Nick Maravell, under continuous organic management, for over 30 years. A 30 year-old organic seed farm with its soil improvements is not easily moved or re-established elsewhere. Thanks to its location far from conventional farms using Genetically Modified Organisms (GMO seeds), this farm’s heirloom and rare seed production is guaranteed to stay pure and organic.

□□□□□□

The Potomac subregion has the least need in the County for additional soccer fields, according to the County’s most recent study. The Potomac zip code (20854) already has over 20 soccer field locations --many of which have multiple fields. Two more soccer fields are slated for Potomac already, one at the Community Center and one at the planned Greenbrier local park at Glen and Travilah Roads.

Attachment D
Email Responses to Brickyard RFP

□□□□□□ This 20 acre site does not meet the criteria for a regional facility, which must be 50 acres according to Maryland National Capital Park and Planning guidelines. Therefore, if there is no pressing local need and it is not appropriately sized to draw from a regional Country-wide need, then private use soccer fields should not be developed at this location.

□□□□□□ In addition to the already underused Germantown Complex, there are quite a number of possible alternate sites for additional soccer fields. Some of these sites are in areas and populations in dire need of facilities, and where public access is much better than the Brickyard site. A few examples are:

□□□□□□ Wheaton Regional, Wheaton, 20902

□□□□□□ Llewellyn Sports Complex, Aspen Hill, 20906

□□□□□□ We ask that you keep the organic farm to be used as an educational opportunity for our County's teachers and students to have hands on learning experiences about local food and agriculture and the soil and water that sustain us. As a school property, this is a much better use of the site than private soccer fields.

□□□□□□

Sincerely,

Marsha Vonduerckheim

□□□□□□

Attachment D

Email Responses to Brickyard RFP

□ □ □ □ □

Attachment D
Email Responses to Brickyard RFP

From

Mary deGroot

Subject

Date

Brickyard Site

8/20/2011

To: Kassa Seyoum, Project Manager

I oppose a public-private partnership to place private use ball fields on the Brickyard Road site. This field with the existing organic farm is perfectly suited as an education center for Montgomery County Public Schools, especially with the recent passage in Maryland of the mandatory Environmental Literacy standard, also know as “No Child Left Inside.”

This Montgomery County Public School (MCPS) property has been under the care and stewardship of Mr. Nick Maravell, under continuous organic management, for over 30 years. A 30 year-old organic seed farm with its soil improvements is not easily moved or re-established elsewhere. Thanks to its location far from conventional farms using Genetically Modified Organisms (GMO seeds), this farm’s heirloom and rare seed production is guaranteed to stay pure and organic.

The Potomac subregion has the least need in the County for additional soccer fields, according to the County’s most recent study. The Potomac zip code (20854) already has over 20 soccer field locations --many of which have multiple fields. Two more soccer fields are slated for Potomac already, one at the Community Center and one at the planned Greenbrier local park at Glen and Travilah Roads.

This 20 acre site does not meet the criteria for a regional facility, which must be 50 acres according to Maryland National Capital Park and Planning guidelines. Therefore, if there is no pressing local need and it is not appropriately sized to draw from a regional Country-wide need, then private use soccer fields should not be developed at this location.

In addition to the already underused Germantown Complex, there are quite a number of possible alternate sites for additional soccer fields. Some of these sites are in areas and populations in dire need of facilities, and where public access is much better than the Brickyard site. A few examples are:

Wheaton Regional, Wheaton, 20902

Llewellyn Sports Complex, Aspen Hill, 20906

We ask that you keep the organic farm to be used as an educational opportunity for our County’s teachers and students to have hands on learning experiences about local food and agriculture and the soil and water that sustain us. As a school property, this is a much better use of the site than private soccer fields.

Sincerely,
Mary Connole

Attachment D
Email Responses to Brickyard RFP

From

Mary Kathleen Ernst

Subject

Date

Response

8/25/2011

To whom it may concern:

Below is my response to the Brickyard Road Soccer Field RFP, with the disclaimer that I do not, in any way, support this project to re-zone and re-purpose public land in an environmentally sensitive zone, changing its use to one managed by private enterprise. This project is NOT good for the community, nor does it comply with the County-approved 2002 Potomac Master Plan. Thank you for sending me a confirmation that my response has been received.

1. 25 percent of the land area must be reserved and developed as community parkland for use by and generally accessible by the Potomac community - to be designed in partnership with the community, and in accordance with the Potomac Master Plan.
2. No permanent structures or buildings will be constructed on the site.
3. Organic turf only, maintained with organic, herbicide-free and pesticide-free fertilizers, in order to preserve the organic soil which is now an organic farm, in accordance with the Potomac Master Plan.
4. The fields will be for use by Potomac Sub-Region youth only, 18 years of age or under, living within the local Brickyard Middle School zone. No adults over 18 will use the fields at any time.
5. No trash receptacles on site, all trash must be carted off site immediately after use. Private Partner subject to fines for violations.
6. No lighting of any kind or for any purpose.

Attachment D
Email Responses to Brickyard RFP

7. Any fencing on the outside perimeter of the property must be landscaped by the Private Partner to provide a visually pleasing buffer along community roads. Fencing must not prevent the community from accessing the public recreational space created by the Private Partner referenced in No. 1.

8. Traffic, Pedestrian and Bicycle Safety, and environmental studies must be conducted by independent experts; and the Private Partner must be bound by the results and amend the field design accordingly.

9. Neither the County nor the Private Partner will alter or change the character of the present residential roads surrounding the fields, in accordance with the Potomac Master Plan.

10. The Private Partner will develop a parking plan that will not cause overflow into residential streets abutting and adjacent to the fields within a 1/4-mile radius.

11. The Private Partner will pay the County to provide adequate Police to control traffic, pedestrian and bicycle safety, and illegal parking on residential streets within a 1/4 mile radius of the fields when in use. Towing of illegally-parked vehicles must be provided and paid for by Private Partner.

12. The Private Partner must finance all public improvements such as, but not limited to, building sidewalks, curb cuts, paved access, drainage, etc.

13. The Private Partner will provide a minimum 10 million dollar bond to insure future compliance. The County will provide oversight.

Sincerely,

Mary Kathleen Ernst

8609 Stirrup Court

Potomac, MD 20854

Attachment D
Email Responses to Brickyard RFP

(301) 983-0751

Attachment D
Email Responses to Brickyard RFP

Fwd: ACKNOWLEDGE RECEIPT: RFP Response

9/1/2011

Begin forwarded message: Please acknowledge receipt

> From: Mary Kathleen Ernst <MK@MaryKathleenErnst.com>
> Date: August 25, 2011 1:47:15 PM EDT
> To: BrickyardRoad.SoccerFieldRFP@montgomerycountymd.gov
> Subject: Response
>
> To whom it may concern:
>
> Below is my response to the Brickyard Road Soccer Field RFP, with the disclaimer that I do not, in any way, support this project to re-zone and re-purpose public land in an environmentally sensitive zone, changing its use to one managed by private enterprise. This project is NOT good for the community, nor does it comply with the County-approved 2002 Potomac Master Plan. Thank you for sending me a confirmation that my response has been received.
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Attachment D
Email Responses to Brickyard RFP

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> Sincerely,
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>

Attachment D
Email Responses to Brickyard RFP

> Mary Kathleen Ernst
>
> 8609 Stirrup Court
>
> Potomac, MD 20854
>
> (301) 983-0751
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>
>
>

Attachment D
Email Responses to Brickyard RFP

From mary knight

Subject	Date
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Seed farm with County lease.

8/31/2011

Dear Mr. Leggett,

I have been a gardener for most of my life. And I love to eat healthy foods. I just learned about the plight of an organic seed farmer in our County whose lease from the County has been terminated. The land will be turned into so

Attachment D
Email Responses to Brickyard RFP

From

Mary Schaefer

Subject

Date

comment on the destruction of Nick's Organic Farm

6/21/2011

I want to see the location of the new (502 and 503) soccer fields located anywhere else in the county than on land that is currently being used for organic farming. Organic farms are national treasures and we are so lucky to have Nick's Organic Farm in our county. I am a conscious consumer and I do find it very hard to even buy organic food here in Montgomery County. Having lived for many years outside the state, I've become accustomed to buying organic produce all year round. It's always been easy. But now here in MC, I find that Giant and even Whole Foods don't fulfill my needs. I do see regional differences in the aisles of our major grocery stores which I believe to be attributable to community demand. So, in an effort to feed myself the best food possible, I now do the bulk of my shopping at the Bethesda Central Farm Market. The dearth of easily-found organic food is just a small reflection of how important Nick's farm is to our area.

I did write to Executive Councilman Leggett to express my support for relocating the planned soccer fields. As he stated, he is very dismayed at the "dearth of rectangular" fields in the county. This dearth of soccer fields? We already have hundreds. What about the dearth of rectangular farm fields? YOu know, at the farmers market, I meet farmers from everywhere but Maryland - mostly from Pennsylvania - that's incredible to me. And I also see many farms in the upper parts of the county (Damascus area and going east) but none of them are organic farms. We have a dearth of organic farms across the nation. And that's why Nick's farm should be considered a national treasure.

We are so fortunate to have this farm here. Please reconsider the location of new soccer fields and please educate yourself on the importance of organic farming. Really, if the decision were based on a well-rounded foundation of knowledge, not just about soccer fields but also about organic farming, the County's ultimate decision would serve the best interests for the whole community. There's no reason to destroy this farm and place soccer fields on it. We can have new soccer fields and also have this organic farm. There is a

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Email Responses to Brickyard RFP

win-win here for all.

Mary Schaefer

Attachment D
Email Responses to Brickyard RFP

From Megan Haddock

Subject	Date
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Brickyard Site	8/23/2011
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To: Kassa Seyoum, Project Manager

I oppose a public-private partnership to place private use ball fields on the Brickyard Road site.

This field with the existing organic farm is perfectly suited as an education center for Montgomery County Public Schools, especially with the recent passage in Maryland of the mandatory Environmental Literacy standard, also know as “No Child Left Inside.”

This Montgomery County Public School (MCPS) property has been under the care and stewardship of Mr. Nick Maravell, under continuous organic management, for over 30 years. A 30 year-old organic seed farm with its soil improvements is not easily moved or re-established elsewhere. Thanks to its location far from conventional farms using Genetically Modified Organisms (GMO seeds), this farm’s heirloom and rare seed production is guaranteed to stay pure and organic.

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In addition to the already underused Germantown Complex, there are

Attachment D
Email Responses to Brickyard RFP

quite a number of possible alternate sites for additional soccer fields. Some of these sites are in areas and populations in dire need of facilities, and where public access is much better than the Brickyard site. A few examples are:

Wheaton Regional, Wheaton, 20902
Llewellyn Sports Complex, Aspen Hill, 20906

We ask that you keep the organic farm to be used as an educational opportunity for our County's teachers and students to have hands on learning experiences about local food and agriculture and the soil and water that sustain us. As a school property, this is a much better use of the site than private soccer fields.

Sincerely,

Megan Haddock
5918 Halsey Rd.
Rockville, MD 20851

Attachment D
Email Responses to Brickyard RFP

From megsteramv

Subject

Date

Soccer Fields are Special

6/22/2011

Dear Project Leaders,

I know probably most of the emails being sent to you are full of negativity and belittle soccer fields and the need for them. I just want to inform you this is because there are links on all the sites against this project. In fact, I wouldn't have found this link if I wasn't looking at one of those sites. As stated in the subject bar, I feel soccer fields are special places and so they should be built on Brickyard. As a youth soccer player, I see first hand the lack of fields. I live close to the proposed site and never in my life have I had a practice closer than 30 minutes away (I've been playing for about 10 years to put it in perspective). The fields in this county can't properly be maintained either because of the heavy use on them. They are played on until they turn to dirt and it's very hard to regrow grass once the ground has reached that state. If there were even a few more soccer fields I know the fields would be in better condition. I also have experienced how hard it is to get fields, especially in the Fall when the daylight goes quickly. I have had had to complete many practices in the dark because of this lack of facilities and it had resulted in quite a few injuries. Soccer fields are places to break barriers and to thrive so we need places for young children to continue to fall in love with the sport and places for children who love it to participate in their favorite hobby. Falling in love with a sport is such a special thing and helps children grow better leadership, team, communication, and life skills that are invaluable. Soccer instills determination, passion and the will to win in children of all ages so I want to thank you for being part of such an important process, one that will change the lives of many children for the better. Together, I know we can make a difference in our great county.

Sincerely,
Megan Armstrong

Attachment D
Email Responses to Brickyard RFP

From MenareFoundation

Subject	Date
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Brickyard Site	8/25/2011
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To: Kassa Seyoum, Project Manager

I oppose a public-private partnership to place private use ball fields on the Brickyard Road site. This field with the existing organic farm is perfectly suited as an education center for Montgomery County Public Schools, especially with the recent passage in Maryland of the mandatory Environmental Literacy standard, also known as "No Child Left Inside."

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In addition to the already underused Germantown Complex, there are quite a number of possible alternate sites for additional soccer fields. Some of these sites are in areas and populations in dire need of facilities, and where public access is much better than the Brickyard site. A few examples are:

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We ask that you keep the organic farm to be used as an educational

Attachment D
Email Responses to Brickyard RFP

opportunity for our County's teachers and students to have hands on learning experiences about local food and agriculture and the soil and water that sustain us. As a school property, this is a much better use of the site than private soccer fields.
Sincerely,

Anthony Cohen
President
The Menare Foundation, Inc.
PO Box 1366
Olney, MD 20830-1366

Attachment D
Email Responses to Brickyard RFP

From Michael Bonard

Subject	Date
Request for Proposal (RFP) requirements	8/30/2011
<p>These are the requirements I am asking the County to incorporate in the RFP:</p> <ul style="list-style-type: none">* Bidders shall show how their proposed project does not impose any burden on the County finances, over the entire life cycle of the project. This project should be totally self-sufficient without draining any funds from the County's finances.* All RFP comments shall be made public on the County website, with explanations of the bidder selection process.* Existing Speed Bumps/Roundabouts shall be not removed.* Indoor Sports facilities shall not be permitted within the proposed complex.* No other commercial activities shall take place on the site* Contractor must describe how its' watering and fertilizing practices will avoid contamination of surface and ground water that may reach local wells of surrounding properties.* All fields and any site amenities should be kept organic with no use of pesticides or chemicals.* There should be NO holdover provision in the final contract so that the property MUST be competitively bid again at the end of term so as to safeguard the public interest.* Hours of operation should be limited to 11AM to 5:30 PM on weekends only.* No operation during weekdays to avoid overloading of residential roads serving the site.* Sports field use must be limited to youths no older than high school age.* Field use to be limited to the teams located with the geographic area which would be served by a Brickyard Middle school.No use of fields for tournaments, playoffs and/or championships.* The private partner must be required to ensure that any trash that is left behind after field use is removed immediately so that unsightly, rodent-attracting litter does not accumulate.* A towing company paid for by the private partner must be immediately available to local residents to tow cars that may be parked illegally on any surrounding neighborhood streets due to field usage.	

Attachment D
Email Responses to Brickyard RFP

- * The county should provide oversight of the private partner to ensure proper operation, and should take immediate corrective action.
- * Separate noise & traffic studies should be conducted by someone other than interested parties (ie: possible private partners).
- * A pedestrian and bicycle impact study which includes weekend traffic should be conducted.
- * All improvements, including roads and driveways, should be paid for by the private partner.
- * A ten million dollar bonds should be posted to insure conformance by the private partner.

Michael Bonard
10805 Rock Run Drive,
Potomac, MD 20854
301 299 3099

Attachment D
Email Responses to Brickyard RFP

From Michele Molnar

Subject	Date
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Brickyard Site 8/20/2011

To: Kassa Seyoum, Project Manager

I ADAMANTLY oppose a public-private partnership to place private use ball fields on the Brickyard Road site. This field with the existing organic farm is perfectly suited as an education center for Montgomery County Public Schools, especially with the recent passage in Maryland of the mandatory Environmental Literacy standard, also know as “No Child Left Inside.”

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Llewellyn Sports Complex, Aspen Hill, 20906

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Sincerely,
Michele Molnar
mmolnar88@yahoo.com
301.924.0982

Attachment D
Email Responses to Brickyard RFP

From

michelle G

Subject

Date

Plowshares into shinguards AGAIN?

8/20/2011

To: Kassa Seyoum, Project Manager, Ike Leggett and MCPS

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Attachment D
Email Responses to Brickyard RFP

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Sincerely,

Michelle Guillette

□ □ □ □ □

Attachment D
Email Responses to Brickyard RFP

From

Molly Meehan

Subject

Date

Brickyard Site

8/19/2011

To: Kassa Seyoum, Project Manager

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Sincerely,
Molly Meehan

Attachment D
Email Responses to Brickyard RFP

From

moohawk

Subject

Date

Brickyard Site

8/19/2011

To Kassa Seyoum, Project Manager

Please. PLEASE. There is nothing left of Montgomery County, with the ICC taking up residence in all the former tree-filled areas and fields. With organic farms being one of the few gems left in the world, we can only hope that some survive in this county - in the state, even.

What we do NOT need are more soccer fields. I live across the street from a park in Silver Spring that was mercilessly destroyed, mere weeks ago, causing the few animals that had survived the ICC construction to flee for their lives. There is nothing left here. But hey, they're building the old park into a NEW park! It will have plenty of fields for the kids to play. I have two boys, who will love it there.

But what they really love is living on the earth, as part of it - sharing it, rather than murdering it for their convenience. They cried along with me when we watched the ICC trees fall. And they rejoiced along with me when they heard that there was a farm they MIGHT be able to help save - even at the risk of having one less soccer field in the world.

I oppose a public-private partnership to place private use ball fields on the Brickyard Road site. This field with the existing organic farm is perfectly suited as an education center for Montgomery County Public Schools, especially with the recent passage in Maryland of the mandatory Environmental Literacy standard, also know as "No Child Left Inside."

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Email Responses to Brickyard RFP

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Kirsten Hawkins

moohawk@verizon.net

Attachment D
Email Responses to Brickyard RFP

From

nadine feiler

Subject

Date

Brickyard Site

8/21/2011

To: Kassa Seyoum, Project Manager

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Email Responses to Brickyard RFP

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Sincerely,
Nadine G. Feiler
The Park School of Baltimore
Baltimore, MD 21022

Attachment D
Email Responses to Brickyard RFP

From Nancy Holahan

Subject	Date
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Brickyard Road Site	8/19/2011
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To: Kassa Seyoum, Project Manager

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Sincerely,

Nancy Holahan

Attachment D
Email Responses to Brickyard RFP

From

Naomi Bloch

Subject

Date

Brickyard Site

8/23/2011

To: Kassa Seyoum, Project Manager I oppose a public-private partnership to place private use ball fields on the Brickyard Road site. This field with the existing organic farm is perfectly suited as an education center for Montgomery County Public Schools, especially with the recent passage in Maryland of the mandatory Environmental Literacy standard, also known as "No Child Left Inside." This Montgomery County Public School (MCPS) property has been under the care and stewardship of Mr. Nick Maravell, under continuous organic management, for over 30 years. A 30 year-old organic seed farm with its soil improvements is not easily moved or re-established elsewhere. Thanks to its location far from conventional farms using Genetically Modified Organisms (GMO seeds), this farm's heirloom and rare seed production is guaranteed to stay pure and organic. The Potomac subregion has the least need in the County for additional soccer fields, according to the County's most recent study. The Potomac zip code (20854) already has over 20 soccer field locations --many of which have multiple fields. Two more soccer fields are slated for Potomac already, one at the Community Center and one at the planned Greenbrier local park at Glen and Travilah Roads. This 20 acre site does not meet the criteria for a regional facility, which must be 50 acres according to Maryland National Capital Park and Planning guidelines. Therefore, if there is no pressing local need and it is not appropriately sized to draw from a regional County-wide need, then private use soccer fields should not be developed at this location. In addition to the already underused Germantown Complex, there are quite a number of possible alternate sites for additional soccer fields. Some of these sites are in areas and populations in dire need of facilities, and where public access is much better than the Brickyard site. A few examples are: Wheaton Regional, Wheaton, 20902 Llewellyn Sports Complex, Aspen Hill, 20906 We ask that you keep the organic farm to be used as an educational opportunity for our County's teachers and students to have hands on learning experiences about local food and agriculture and the soil and water that sustain

Attachment D
Email Responses to Brickyard RFP

us. As a school property, this is a much better use of the site than private soccer fields.

Sincerely,
Naomi and Byron Bloch

Sent from my iPhone

Attachment D
Email Responses to Brickyard RFP

From nelson funk

Subject	Date
----------------	-------------

comments on brickyard soccer

8/25/2011

PLEASE READ ATTACHED

Attachment D

- Hours of operation should be limited to 11AM to 5:30 PM on weekends only.
- No operation during weekdays to avoid overloading of residential roads serving the site.
- Sports field use must be limited to youths no older than high school age.
- Field use to be limited to the teams located with the geographic area which would be served by a Brickyard Middle school .
- No use of fields for tournaments, playoffs and/or championships.
- All fields and any site amenities should be organic with no use of pesticides or chemicals.
- The private partner must be required to ensure that any trash that is left behind after field use is removed immediately so that unsightly, rodent-attracting litter does not accumulate.
- A towing company *paid for by the private partner* must be immediately available to local residents to tow cars that may be parked illegally on any surrounding neighborhood streets due to field usage.
- The county should provide oversight of the private partner to ensure proper operation, and should take immediate corrective action.
- A noise study should be conducted *by someone other than interested parties* (ie: possible private partners)
- A pedestrian and bicycle impact study which includes weekend traffic should be conducted.
- All improvements, including roads and driveways, should be *paid for by the private partner*.
- *A ten million dollar bonds should be posted to insure conformance by the private partner.*

Attachment D
Email Responses to Brickyard RFP

From

nemas

Subject

Date

Brickyard Road Organic farm

8/22/2011

To: Kassa Seyoum, Project Manager

I oppose a public-private partnership to place private use ball fields on the Brickyard Road site. This field with the existing organic farm is perfectly suited as an education center for Montgomery County Public Schools, especially with the recent passage in Maryland of the mandatory Environmental Literacy standard, also know as “No Child Left Inside.”

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Sincerely,

Attachment D
Email Responses to Brickyard RFP

From Nick Maravell

Subject	Date
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Brickyard Middle School site RFP Comments

9/1/2011

To: Kassa Seyoum

Re: Brickyard Middle School Site

I oppose the placing of soccer playing fields on the Brickyard Middle School site. If fields are constructed and operated by a public private partnership, then I have the following comments that should guide the drafting of an RFP.

-To allow continued accountability to the public, the contract to a private entity operate the fields should be competitively bid every five years.

-No contract with a private entity should contain a “tenant holding over” provision which allows a contractor occupy the site beyond a five year expiration date as long as rent is paid and accepted by the County. A hold over provision allows the potential indefinite use of the property without full accountability to and review by the public.

-There is not sufficient acreage on the site for a regional facility drawing teams from all parts of the County. MNCPPC guidelines require 50 acres for a regional facility, and the birckyard site is only 20 acres. Therefore this must be a local facility. Because this area of Potomac already has many soccer fields and two more being planned, one at the Potomac Community Center and one at the planned Greenbrier local park, it is not necessary to build any fields. If fields are built, there should be no more than one field, as is being planned at the 25 acre Greenbrier local park.

-The citizens need to be informed of, and the Contractor must clearly outline how its turf management practices will avoid contamination of the surface water and the ground water that might reach local wells of surrounding homes. All fields and any site amenities will be organic with no use of pesticides or chemicals.

-Storm water management, water quality, and air quality must be addressed in the RFP. A private contractor must have adequate plans to prevent storm water runoff and maintain water and air quality, all to the same degree that currently exists on the site, which is under organic agricultural management. I wish to incorporate the comments by Ann Roseberry Lincoln dated 8/30/11 and sent to you on these subjects.

-If the facility is permitted to be operated during the school year on weekdays and will contribute to increased traffic flows, the RFP must outline what measures will be taken to ensure the safety of the school children who will be waiting for school buses or will be delivered back home by school buses. Any traffic, crosswalk, or sidewalk accommodations must be the responsibility of the private contractor.

-If these are to be soccer fields as the website suggests, then they should be operated only during the traditional soccer season and not on a year round basis.

-Separate noise and traffic studies must be conducted by someone other than interested parties (ie: possible private partners). Any traffic accommodations to Brickyard Road, Falls Road, MacArthur Blvd, Oaklyn Drive, River Road or neighboring roads must be paid for by the private contractor.

Attachment D
Email Responses to Brickyard RFP

-No other property owner should be eligible to connect to any water or sewer lines or facilities on the Brickyard site, least there be an incentive for private interests to influence or benefit from any decision regarding contractor selection or site planning.

-Organizations eligible to apply should include non-profit community, educational, and charitable organizations who wish to serve the developmental needs of our youth and not restricted to athletic organizations. Organizations should not receive preference or advantage based on large size. Often it is the smaller organizations with closer ties to the local community who can best understand and serve the needs of our youth.

-The County Executive has stated publicly and in writing that he will consider "dual use" on the site—some soccer and some farming. The RFP should provide for such proposals.

-All the RFP comments must be made public on a website, and the picking process should also be clearly explained.

-No existing Speed Bumps/Roundabouts should be removed.

-There will be no indoor Sports facilities, ever.

-There will be no other commercial activities on the site (many "Home/Window" shows @ Germantown Complex).

-The "local" teams MUST have local players. One of the sponsors Potomac Soccer is "local" team but does not have local players.

-There MUST be non-scheduled time on the field in good hours not 8 PM to 9 PM so that anyone can use freely.

-The "private Partnership" must NOT own all the best times during the week 4PM to 8 PM and weekend 8AM to 7PM

-Hours of operation should be limited to 11AM to 5:30 PM on weekends only.

-There will be no operations during weekdays to avoid overloading of residential roads serving the site.

-Sports field use must be limited to youths no older than high school age.

-Field use will be limited to the teams located within the geographic area which would be served by a Brickyard Middle school, and certainly no leagues from other jurisdictions should be permitted regular use of the fields.

-There will be no use of fields for tournaments, playoffs and/or championships.

-The private partner must be required to ensure that any trash that is left behind after field use is removed immediately so that unsightly, rodent-attracting litter does not accumulate.

-A towing company paid for by the private partner must be immediately available to local residents to tow cars that may be parked illegally on any surrounding neighborhood

Attachment D
Email Responses to Brickyard RFP

streets due to field usage.

-A hired third party, not the County or the private business (one with no interest other than seeing a job done), must provide oversight of the private partner to ensure proper operation, and will take immediate corrective action ~ or be penalized.

-Separate noise and traffic studies must be conducted by someone other than interested parties (ie: possible private partners).

-A pedestrian and bicycle impact study which includes weekend traffic must be conducted.

-Not one single amenity associated with these soccer fields is to come out of tax-payer money.

-A ten million dollar bond should be posted to insure conformance by the private partner.

I thank you for your time, and I expect implementation of these guidelines for the safety of the existing neighborhood.

Thank You,

Nick Maravell

8565 Horseshoe Lane

Potomac, MD 20854

Attachment D
Email Responses to Brickyard RFP

From Nicole Rohloff

Subject

Date

Brickyard Site

8/30/2011

To: Kassa Seyoum, Project Manager

I oppose a public-private partnership to place private use ball fields on the Brickyard Road site. This field with the existing organic farm is perfectly suited as an education center for Montgomery County Public Schools, especially with the recent passage in Maryland of the mandatory Environmental Literacy standard, also know as “No Child Left Inside.”

This Montgomery County Public School (MCPS) property has been under the care and stewardship of Mr. Nick Maravell, under continuous organic management, for over 30 years. A 30 year-old organic seed farm with its soil improvements is not easily moved or re-established elsewhere. Thanks to its location far from conventional farms using Genetically Modified Organisms (GMO seeds), this farm’s heirloom and rare seed production is guaranteed to stay pure and organic.

The Potomac subregion has the least need in the County for additional soccer fields, according to the County’s most recent study. The Potomac zip code (20854) already has over 20 soccer field locations --many of which have multiple fields. Two more soccer fields are slated for Potomac already, one at the Community Center and one at the planned Greenbrier local park at Glen and Travilah Roads.

This 20 acre site does not meet the criteria for a regional facility, which must be 50 acres according to Maryland National Capital Park and Planning guidelines. Therefore, if there is no pressing local need and it is not appropriately sized to draw from a regional Country-wide need, then private use soccer fields should not be developed at this location.

In addition to the already underused Germantown Complex, there are quite a number of possible alternate sites for additional soccer fields. Some of these sites are in areas and populations in dire need of facilities, and where public access is much better than the Brickyard site.

A few examples are:
Wheaton Regional, Wheaton, 20902
Llewellyn Sports Complex, Aspen Hill, 20906

We ask that you keep the organic farm to be used as an educational opportunity for our County’s teachers and students to have hands on learning experiences about local food and agriculture and the soil and water that sustain us. As a school property, this is a much better use of the site than private soccer fields.

Sincerely,

Nicole Rohloff
Bethesda Resident and supporter of Nick's Organic Farm

Attachment D
Email Responses to Brickyard RFP

From

Norma Eagles

Subject

Date

Brickyard Site

8/19/2011

To: Kassa Seyoum, Project Manager

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Sincerely,
Norma Eagles

Attachment D
Email Responses to Brickyard RFP

From

Nubia Dickerson

Subject

Date

Brickyard Site

8/20/2011

Dear Ato Kassa Seyoum,

I oppose a public-private partnership to place private use ball fields on the Brickyard Road site. This field with the existing organic farm is perfectly suited as an education center for Montgomery County Public Schools, especially with the recent passage in Maryland of the mandatory Environmental Literacy standard, also know as “No Child Left Inside.”

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Attachment D
Email Responses to Brickyard RFP

are:

Wheaton Regional, Wheaton, 20902
Llewellyn Sports Complex, Aspen Hill, 20906

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Sincerely,

Nubia Dickerson

Attachment D
Email Responses to Brickyard RFP

From osman.milly

Subject	Date
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Comments	8/31/2011
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-----Original Message-----

From: Mail Delivery Subsystem

To: Milly Osman

Subject: Delivery Status Notification (Failure)

Sent: Aug 31, 2011 9:41 PM

Delivery to the following recipient failed permanently:

Brickyardroad.soccerfieldRFP@motgomerycountymd.gov

Technical details of permanent failure:

DNS Error: Domain name not found

----- Original message -----

Received: by 10.52.177.234 with SMTP id ct10mr953958vdc.307.1314841273040;

Wed, 31 Aug 2011 18:41:13 -0700 (PDT)

MIME-Version: 1.0

Received: by 10.220.115.198 with HTTP; Wed, 31 Aug 2011 18:40:33 -0700 (PDT)

From: Milly Osman <osman.milly@gmail.com>

Date: Wed, 31 Aug 2011 21:40:33 -0400

Message-ID: <CAAV=vBj-8L7FFnr_hW3wRdGHSAuyTY3wLrBr9QrQZmUSyJdjLQ@mail.gmail.com>

Subject: Comments

To: Brickyardroad.soccerfieldRFP@motgomerycountymd.gov

Content-Type: multipart/alternative; boundary=bcaec501666304013104abd7576f

Hello, regarding the proposed soccer field site on existing brickyard road,
here are some suggestions:

* Make all RFP comments public on website, and explain picking process.

Attachment D
Email Responses to Brickyard RFP

* No existing Speed Bumps/Roundabouts removed.

* No INDOOR Sports facilities, ever.

* No other commercial activities on the site (many "Home/Window" shows @ Germantown Complex).

* Contractor must outline how its' turf mngmt practices will avoid contamination of surface and ground water that may reach local wells of surrounding properties.

* There should be NO holdover provision in the final contract so that the property MUST be competitively bid again @ the end of term so as to safeguard the public interest.

Hours of operation should be limited to 11AM to 5:30 PM on weekends only.
No operation during weekdays to avoid overloading of residential roads serving the site.

Sports field use must be limited to youths no older than high school age.
Field use to be limited to the teams located with the geographic area which would be served by a Brickyard Middle school.

No use of fields for tournaments, playoffs and/or championships.
All fields and any site amenities should be organic with no use of pesticides or chemicals.

The private partner must be required to ensure that any trash that is left behind after field use is removed immediately so that unsightly, rodent-attracting litter does not accumulate.

A towing company paid for by the private partner must be immediately available to local residents to tow cars that may be parked illegally on any surrounding neighborhood streets due to field usage.

The county should provide oversight of the private partner to ensure proper operation, and should take immediate corrective action.

Separate noise & traffic studies should be conducted by someone other than interested parties (ie: possible private partners).

A pedestrian and bicycle impact study which includes weekend traffic should be conducted.

All improvements, including roads and driveways, should be

Sent from my Verizon Wireless BlackBerry please excuse any typos

Attachment D
Email Responses to Brickyard RFP

From P. Paterson

Subject	Date
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Soccer fields can go many places, organic farms can't 8/20/2011

Dear Kassa Seyoum;

I implore you to save Nick's organic farm! It is precious for so many reasons. There are other places to put soccer fields, but the farm once closed will be lost.

In these uncertain times we need the local, chemical-free food, and the organic seeds Mr. Maravell produces, and we need a chance to teach children about these resources. They may be the local farmers and agri-entrepreneurs of tomorrow. As a physician, I believe that organic foods and methods are the way to go to maintain a healthy community. Montgomery County should stay in the forefront of this movement and serve as a model for other counties.

Please keep the farm for the benefit of the county and as an educational resource for children. Find another more appropriate location for the soccer fields.

Sincerely,
Phyllida Paterson M.D.
9101 Warren St
Silver Spring MD

Attachment D
Email Responses to Brickyard RFP

From

Patricia Friedman

Subject

Date

Brickyard Site

8/19/2011

To: Kassa Seyoum, Project Manager,

As a soccer mom from Montgomery Co., I oppose a public-private partnership to place private use ball fields on the Brickyard Road site. This field with the existing organic farm is perfectly suited as an education center for Montgomery County Public Schools, especially with the recent passage in Maryland of the mandatory Environmental Literacy standard, also know as “No Child Left Inside.”

This Montgomery County Public School (MCPS) property has been under the care and stewardship of Mr. Nick Maravell, under continuous organic management, for over 30 years. A 30 year-old organic seed farm with its soil improvements is not easily moved or re-established elsewhere. Thanks to its location far from conventional farms using Genetically Modified Organisms (GMO seeds), this farm’s heirloom and rare seed production is guaranteed to stay pure and organic.

The Potomac subregion has the least need in the County for additional soccer fields, according to the County’s most recent study. The Potomac zip code (20854) already has over 20 soccer field locations -- many of which have multiple fields. Two more soccer fields are slated for Potomac already, one at the Community Center and one at the planned Greenbrier local park at Glen and Travilah Roads.

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In addition to the already underused Germantown Complex, there are quite a number of possible alternate sites for additional soccer

Attachment D
Email Responses to Brickyard RFP

fields. Some of these sites are in areas and populations in dire need of facilities, and where public access is much better than the Brickyard site. A few examples are:

Wheaton Regional, Wheaton, 20902
Llewellyn Sports Complex, Aspen Hill, 20906

We ask that you keep the organic farm to be used as an educational opportunity for our County's teachers and students to have hands on learning experiences about local food and agriculture and the soil and water that sustain us. As a school property, this is a much better use of the site than private soccer fields.

Sincerely,
Patty Friedman, MD
4811 Grantham Ave.
Chevy Chase, MD 20815

Attachment D
Email Responses to Brickyard RFP

From Patty Barden

Subject

Date

Brickyard Site

8/20/2011

To: Kassa Seyoum, Project Manager

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Attachment D
Email Responses to Brickyard RFP

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Sincerely,

Patricia Barden

Takoma Park, MD

Attachment D
Email Responses to Brickyard RFP

From Paul Moose

Subject	Date
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Brickyard Site	8/19/2011
----------------	-----------

To: Kassa Seyoum, Project Manager

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Email Responses to Brickyard RFP

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Sincerely,
Kerry Moose

Attachment D
Email Responses to Brickyard RFP

From

Peter Dougherty, M.D.

Subject

Date

Brickyard Site

8/19/2011

To: Kassa Seyoum, Project Manager I oppose a public-private partnership to place private use ball fields on the Brickyard Road site. This field with the existing organic farm is perfectly suited as an education center for Montgomery County Public Schools, especially with the recent passage in Maryland of the mandatory Environmental Literacy standard, also know as “No Child Left Inside.” This Montgomery County Public School (MCPS) property has been under the care and stewardship of Mr. Nick Maravell, under continuous organic management, for over 30 years. A 30 year-old organic seed farm with its soil improvements is not easily moved or re-established elsewhere. Thanks to its location far from conventional farms using Genetically Modified Organisms (GMO seeds), this farm’s heirloom and rare seed production is guaranteed to stay pure and organic. The Potomac subregion has the least need in the County for additional soccer fields, according to the County’s most recent study. The Potomac zip code (20854) already has over 20 soccer field locations --many of which have multiple fields. Two more soccer fields are slated for Potomac already, one at the Community Center and one at the planned Greenbrier local park at Glen and Travilah Roads. This 20 acre site does not meet the criteria for a regional facility, which must be 50 acres according to Maryland National Capital Park and Planning guidelines. Therefore, if there is no pressing local need and it is not appropriately sized to draw from a regional Country-wide need, then private use soccer fields should not be developed at this location. In addition to the already underused Germantown Complex, there are quite a number of possible alternate sites for additional soccer fields. Some of these sites are in areas and populations in dire need of facilities, and where public access is much better than the Brickyard site. A few examples are: Wheaton Regional, Wheaton, 20902 Llewellyn Sports Complex, Aspen Hill, 20906 We ask that you keep the organic farm to be used as an educational opportunity for our County’s teachers and students to have hands on learning experiences about local food and agriculture and the soil and water that sustain us. As a school property, this is a much better use of the site than private soccer fields. Sincerely, Dr.

Peter Dougherty, M.D.

Attachment D
Email Responses to Brickyard RFP

From Phyllis Derrick

Subject	Date
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Brickyard Site	8/21/2011
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To: Kassa Seyoum, Project Manager

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Attachment D
Email Responses to Brickyard RFP

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Sincerely,

Phyllis Derrick

Attachment D
Email Responses to Brickyard RFP

From Posey, Jess (US)

Subject

Date

Brickyard Site

8/23/2011

To: Kassa Seyoum, Project Manager

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Regards,

Jessica Posey

This email is for the use of the intended recipient(s) only. If you have received this email in error, please notify the sender immediately and then delete it. If you are not the

Attachment D
Email Responses to Brickyard RFP

intended recipient, you must not keep, use, disclose, copy or distribute this email without the author's prior permission. We have taken precautions to minimize the risk of transmitting software viruses, but we advise you to carry out your own virus checks on any attachment to this message. We cannot accept liability for any loss or damage caused by software viruses. The information contained in this communication may be confidential and may be subject to the attorney-client privilege. If you are the intended recipient and you do not wish to receive similar electronic messages from us in the future then please respond to the sender to this effect.

Attachment D
Email Responses to Brickyard RFP

From Rebecca Cohencious

Subject	Date
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Make Brickyard Farm a Food and Ag Education Hub

8/23/2011

Dear Mr. Leggett,

I applaud the County's efforts to advance food and agriculture policy through the Green Economy Task Force, the Small Farm Incubator Initiative, the Sustainable Community Food Initiative, and the long tradition of preserving agricult

Attachment D
Email Responses to Brickyard RFP

From

Ric Loll

Subject

Date

Brickyard Site

8/20/2011

To: Kassa Seyoum, Project Manager

I oppose a public-private partnership to place private use ball fields on the Brickyard Road site. This field with the existing organic farm is perfectly suited as an education center for Montgomery County Public Schools, especially with the recent passage in Maryland of the mandatory Environmental Literacy standard, also known as "No Child Left Inside."

Soccer's influence on children, communities, and families is much less important than demonstrating to these groups the importance and value of organic farming. In an era when fertilizer run off threatens the Chesapeake Bay, when traditional crude oil production is being rapidly replaced by the dubious technique of "Fracking", and when global climate change is affecting our lives in myriad ways it is VITAL that people be shown what can be done here, in the local area, to produce food which is organic, healthy, and which incurs a fraction of the carbon footprint of food grown and shipped from Chile, California, and Florida.

This Montgomery County Public School (MCPS) property has been under the care and stewardship of Mr. Nick Maravell, under continuous organic management, for over 30 years. A 30 year-old organic seed farm with its soil improvements is not easily moved or re-established elsewhere. Thanks to its location far from conventional farms using Genetically Modified Organisms (GMO seeds), this farm's heirloom and rare seed production is guaranteed to stay pure and organic.

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Llewellyn Sports Complex, Aspen Hill, 20906

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Sincerely,
Ric Loll

CIO and Chief Futurist

Technical Management Services, LLC

e. rloll@tmsworkshops.com c. 202.465.2940

Attachment D
Email Responses to Brickyard RFP

From

Robert Janku

Subject

Date

Brickyard Site

8/25/2011

To: Kassa Seyoum, Project Manager

I have driven to Nick's farm. It is located on a subdivision road. Three soccer fields will generate a lot of traffic. I would not want to drive over all the speed bumps to get to weekly games.

I think this site was for a future elementary school. How are soccer fields an elementary school. Let's not play games with the voters. Let's hold open meetings.

I oppose a public-private partnership to place private use ball fields on the Brickyard Road site. This field with the existing organic farm is perfectly suited as an education center for Montgomery County Public Schools, especially with the recent passage in Maryland of the mandatory Environmental Literacy standard, also know as "No Child Left Inside."

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Email Responses to Brickyard RFP

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In addition to the already underused Germantown Complex, there are quite a number of possible alternate sites for additional soccer fields. Some of these sites are in areas and populations in dire need of facilities, and where public access is much better than the Brickyard site. A few examples are:

Wheaton Regional, Wheaton, 20902
Llewellyn Sports Complex, Aspen Hill, 20906

We ask that you keep the organic farm to be used as an educational opportunity for our County's teachers and students to have hands on learning experiences about local food and agriculture and the soil and water that sustain us. As a school property, this is a much better use of the site than private soccer fields.

Sincerely,
Robert Janku

Attachment D
Email Responses to Brickyard RFP

From Rod Rydlun

Subject

Date

Brickyard Site 8/30

8/30/2011

To: Kassa Seyoum, Project Manager

To produce an organic farm, many years must be invested to eliminate chemicals and develop microorganisms and organic matter. Nick has utilized soil enriching practices on his farm for 31 years, which is how long it would take to establish another farm like his. In Montgomery County, not only is Nick's farm one of the few organic farms existing, it is the only one cultivating organic seed.

Nick's farm is already in a perfect location away from conventional farms, which grow Genetically Modified (GM) crops. The pollen from GM crops can be transported by insects and contaminate nearby farms that are trying to remain non-GM.

Nick's rare heirloom seeds preserve genetic diversity, in contrast to large-scale agriculture which produces only a few common varieties of crops. As scientists have researched, agriculture will depend on the biodiversity in the seed supply when new diseases, pests, or environmental conditions significantly affect the few crop varieties being mass-produced.

The scientific value of Nick's farm

Attachment D
Email Responses to Brickyard RFP

is confirmed by the fact that the University of Maryland, the Maryland Department of Agriculture, and the USDA Agricultural Research Service have conducted experiments there, and research continues today. Maravell played a role in forming the USDA organic regulations, and was appointed by the USDA to serve on the National Organic Standards Board.

In addition to the benefits the farm has already provided, Maravell desires to contribute to Montgomery County Public Schools by allowing his farm to be an education center, providing a perfect opportunity for schools to fulfill the recently passed, mandatory state environmental literacy standard.

The benefits of demolition and development, whatever they may be, cannot compare to the environmental, scientific, educational, and intrinsic value that will be lost if this organic farm disappears.

Sincerely,

Rodney Poehler Rydlun, resident and Brickyard neighbor for 26 yerars

Rod re-fired @ 301 983 9408 'druthers

□ □ □ □ □

Attachment D
Email Responses to Brickyard RFP

From

Rosandra Kaplan

Subject

Date

Brickyard Site

8/19/2011

To: Kassa Seyoum, Project Manager

I oppose a public-private partnership to place private use ball fields on the Brickyard Road site. This field with the existing organic farm is perfectly suited as an education center for Montgomery County Public Schools, especially with the recent passage in Maryland of the mandatory Environmental Literacy standard, also know as “No Child Left Inside.”

This Montgomery County Public School (MCPS) property has been under the care and stewardship of Mr. Nick Maravell, under continuous organic management, for over 30 years. A 30 year-old organic seed farm with its soil improvements is not easily moved or re-established elsewhere. Thanks to its location far from conventional farms using Genetically Modified Organisms (GMO seeds), this farm’s heirloom and rare seed production is guaranteed to stay pure and organic.

The Potomac subregion has the least need in the County for additional soccer fields, according to the County’s most recent study. The Potomac zip code (20854) already has over 20 soccer field locations --many of which have multiple fields. Two more soccer fields are slated for Potomac already, one at the Community Center and one at the planned Greenbrier local park at Glen and Travilah Roads.

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We ask that you keep the organic farm to be used as an educational opportunity for our County’s teachers and students to have hands on learning experiences about local food and agriculture and the soil and water that sustain us. As a school property, this is a much better use of the site than private soccer fields.

Sincerely,
Craig Kaplan

Attachment D
Email Responses to Brickyard RFP

No soccer fields.....Local Organic Farms in montgomery count

8/25/2011

We are avid soccer players and fans and have children who all play soccer on MSI teams but we believe that Nick's Organic Farm is unique in the region and should be preserved. We do not think the brickyard site is a good one for soccer fields or tournaments given the geography of the local roads and that the land has been used for organic farming for so long and that this is precious. Soccer is important but not as important as preserving our organic

Attachment D
Email Responses to Brickyard RFP

land. If private-public partnership continues to bulldoze the local community despite their protests and insists on making the land used for soccer fields then best to consider conforming to these guidelines to make the best possible use of the fields and maintain the local organic environment. Many people live in this area and will be greatly affected by inconsiderate use of the land.

Our requests for guidelines for use of the land that will maintain the most environmental friendly and neighborly environment are as follows:

- Hours of operation should be limited to 11AM to 5:30 PM on weekends only. ****
- No operation during weekdays to avoid overloading of residential roads serving the site. ****
- Sports field use must be limited to youths no older than high school age. ****
- Field use to be limited to the teams located with the geographic area which would be served by a ****Brickyard** **Middle school****. ****
- No use of fields for tournaments, playoffs and/or championships. ****
- All fields and any site amenities should be organic with no use of pesticides or chemicals. ****
- The private partner must be required to ensure that any trash that is left behind after field use is removed immediately so that unsightly, rodent-attracting litter does not accumulate. ****
- A towing company *paid for by the private partner* must be immediately available to local residents to tow cars that may be parked illegally on any surrounding neighborhood streets due to field usage. ****
- The county should provide oversight of the private partner to ensure proper operation, and should take immediate corrective action. ****
- A noise study should be conducted *by someone other than interested parties* (ie: possible private partners) ****
- A pedestrian and bicycle impact study which includes weekend traffic should be conducted. ****
- All improvements, including roads and driveways, should be *paid for by the private partner*. ****
- *A ten million dollar bonds should be posted to insure conformance by the private partner*. ****

**

Attachment D
Email Responses to Brickyard RFP

Thank you.
Rosie Kaplan

Attachment D
Email Responses to Brickyard RFP

From Ryan Cunningham

Subject	Date
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Nick's Organic Farm

8/31/2011

I'm writing to strongly urge the County not to turn Nick's Organic Farm into a soccer field.

I'm a Montgomery County resident (South Silver Spring) and love living here. My wife, 6-month-old daughter and I grow vegetables in the King Street Community

Attachment D
Email Responses to Brickyard RFP

From Sarah Parsons

Subject

Date

Brickyard Site

8/30/2011

Dear Mr. Leggett,

I moved to Silver Spring, MD. in Montgomery County less than a month ago, but already, I'm impressed by the area's thriving local food scene. As someone who cares very much about the environment, maintaining this vibrant local food scene is extremely important to me. That's why I was so disappointed to learn that Nick's Organic Farm, the county's only certified organic seed farm, may be destroyed to build private soccer fields. Montgomery County already has 501 soccer fields, and even if the County needs more, there are certainly other places these new fields could be sited.

Nick Maravell is a nationally respected organic farmer. Montgomery County should boast about Nick's Organic Farm--not destroy it to build soccer fields. Please let Nick's Organic Farm stay where it is.

Thank you for your consideration of this request.

Best,
Sarah Parsons
8107 Eastern Ave. Apt. 107D
Silver Spring, MD. 20910

--
Sarah Parsons
8107 Eastern Ave. Apt. 107D
Silver Spring, MD. 20910
Freelance Writer/Editor
860-402-0516
parsons.se@gmail.com

Attachment D
Email Responses to Brickyard RFP

Brickyard Site

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Attachment D
Email Responses to Brickyard RFP

From

Scot Ryder

Subject

Date

Brickyard Site

8/19/2011

To: Kassa Seyoum, Project Manager

I oppose a public-private partnership to place private use ball fields on the Brickyard Road site. This field with the existing organic farm is perfectly suited as an education center for Montgomery County Public Schools, especially with the recent passage in Maryland of the mandatory Environmental Literacy standard, also know as "No Child Left Inside."

This Montgomery County Public School (MCPS) property has been under the care and stewardship of Mr. Nick Maravell, under continuous organic management, for over 30 years. A 30 year-old organic seed farm with its soil improvements is not easily moved or re-established elsewhere. Thanks to its location far from conventional farms using Genetically Modified Organisms (GMO seeds), this farm's heirloom and rare seed production is guaranteed to stay pure and organic.

The Potomac subregion has the least need in the County for additional soccer fields, according to the County's most recent study. The Potomac zip code (20854) already has over 20 soccer field locations --many of which have multiple fields. Two more soccer fields are slated for Potomac already, one at the Community Center and one at the planned Greenbrier local park at Glen and Travilah Roads.

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In addition to the already underused Germantown Complex, there are quite a number of possible alternate sites for additional soccer fields. Some of these sites are in areas and populations in dire need of facilities, and where public access is much better than the Brickyard site. A few examples are:

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Llewellyn Sports Complex, Aspen Hill, 20906

We ask that you keep the organic farm to be used as an educational opportunity for our County's teachers and students to have hands on learning experiences about local food and agriculture and the soil and water that sustain us. As a school property, this is a much better use of the site than private soccer fields.

Attachment D
Email Responses to Brickyard RFP

From

Sharon Gibson

Subject

Date

Brickyard Site - Save the Garden

8/24/2011

To: Kassa Seyoum, Project Manager

I oppose a public-private partnership to place private use ball fields on the Brickyard Road site. This field with the existing organic farm is perfectly suited as an education center for Montgomery County Public Schools, especially with the recent passage in Maryland of the mandatory Environmental Literacy standard, also know as "No Child Left Inside."

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Attachment D
Email Responses to Brickyard RFP

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Sincerely,

Attachment D
Email Responses to Brickyard RFP

From

shireensbya

Subject

Date

Please keep Nick's Organic Farm for the health of own bodies

8/31/2011

Dear Montgomery County Executive,

It is imperative to this country's health as well as to our entire food supply to maintain organic farms. More and more studies are coming out showing how organic food has more nutrients and tastes better than that grown with chemical fertilizers, pesticides, etc. In addition, all those chemicals are made from petroleum, which is costly, polluting, detrimental to our health, and destructive to our water and air. On top of that, we have genetically modified foods in the mix now which have not been proven to be safe at all and actually show much cause for alarm such as cancer in studies with animals. Therefore, we are endangering our own health by not keeping seeds that are organic and not GM. Add to it that GM seeds can taint an organic crop quite easily and produce all the same strain that is then vulnerable to any one attack of pests or disease and we have ourselves a national food crises.

All this so that we have a field to play soccer? Surely there is some other place in your county of Montgomery where you can put a soccer field without destroying a stable, successful organic farm. This farm not only provides income to your county, it provides quality seed to the entire region. We need food to stay alive. And healthy food above all. This is our top priority.

Thank you in advance for your thoughtful retraction of this soccer field.

Sincerely,
Shireen Karimi

Attachment D
Email Responses to Brickyard RFP

From

Sondra Katz

Subject

Date

Brickyard Site

8/21/2011

To: Kassa Seyoum, Project Manager

I oppose a public-private partnership to place private use ball fields on the Brickyard Road site. This field with the existing organic farm is perfectly suited as an education center for Montgomery County Public Schools, especially with the recent passage in Maryland of the mandatory Environmental Literacy standard, also know as “No Child Left Inside.”

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In addition to the already underused Germantown Complex, there are quite a number of possible alternate sites for additional soccer fields. Some of these sites are in areas and populations in dire need of facilities, and where public access is much better than the Brickyard site such as the Llewellyn Sports Complex, Aspen Hill, 20906.

We ask that you keep the organic farm to be used as an educational opportunity for our County’s teachers and students to have hands on learning experiences about local food and agriculture and the soil and water that sustain us. As a school property, this is a much better use of the site than private soccer fields.

Sincerely,

Attachment D
Email Responses to Brickyard RFP

Sondra Katz

Attachment D
Email Responses to Brickyard RFP

From Squeals On Wheels Petting zoo

Subject

Date

RFP Comments: Brickyard Road

8/25/2011

We do not agree that changing the current agricultural use of the Brickyard Middle School Property has been done legally, in accordance with guidance in the Potomac master Plan, or in any way was it a proper action. In no way, shape or form are we consenting, agreeing or going along with this change of use by adding our input to this process.

However, if this plan goes through, We require a sufficient non penetratable buffer between the school site property and ours that will prohibit anyone to cross onto our property.

We own a travelling Petting Zoo located with approximately 350 feet of fencing adjacent to the Brickyard School Site just south of the property on Brickyard towards Horseshoe. We have several tens of thousands of dollars of various animals to include several exotic, uneasily replaced ones. We have done what is required to protect our animals under current conditions. However, we will also require additional protection if we bring in a soccer plex , instead of a non agricultural or a non principal supervised and controlled middle school as it is currently used and or legally projected to be used.

We currently have a seven and one half foot high deer fence that keeps deer and other small animals out, but is incapable of keeping inquisitive and unsupervised children who want to pet, hug, or throw rocks at a fully grown 24 inch tall horse or any of our exotic alpacas or waterfoul.

Jill and John Phillips
8603 Brickyard Road
Potomac, MD 20854
301 765-0270

Attachment D
Email Responses to Brickyard RFP

From

Stacey Budd

Subject

Date

Brickyard Site

8/29/2011

To: Kassa Seyoum, Project Manager

I oppose a public-private partnership to place private use ball fields on the Brickyard Road site. This field with the existing organic farm is perfectly suited as an education center for Montgomery County Public Schools, especially with the recent passage in Maryland of the mandatory Environmental Literacy standard, also know as “No Child Left Inside.”

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In addition to the already underused Germantown Complex, there are quite a number of possible alternate sites for additional soccer fields. Some of these sites are in areas and populations in dire need of facilities, and where public access is much better than the Brickyard site. A few examples are:

Attachment D
Email Responses to Brickyard RFP

Wheaton Regional, Wheaton, 20902
Llewellyn Sports Complex, Aspen Hill, 20906

We ask that you keep the organic farm to be used as an educational opportunity for our County's teachers and students to have hands on learning experiences about local food and agriculture and the soil and water that sustain us. As a school property, this is a much better use of the site than private soccer fields.

Sincerely,
Stacey Budd

Attachment D
Email Responses to Brickyard RFP

From

Steve Kaufman

Subject

Date

Brickyard Site

8/20/2011

To: Kassa Seyoum, Project Manager

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Sincerely,
Shirley Kaufman

□ □ □ □

Attachment D
Email Responses to Brickyard RFP

From

Susan Belchamber

Subject

Date

Brickyard Road

8/24/2011

To: Kassa Seyoum, Project Manager

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Sincerely,

Susan, Chris & Daniel Belchamber

Bethesda, MD residents

Attachment D
Email Responses to Brickyard RFP

From

Susan Myers

Subject

Date

Comments on RFP for the purposed Brickyard Soccer Comple

8/25/2011

>>

>> Hours of operation should be limited to 11AM to 5:30 PM on weekends only.

>> No operation during weekdays to avoid overloading of residential roads serving the site.

>> Sports field use must be limited to youths no older than high school age.

>> Field use to be limited to the teams located with the geographic area which would be served by a Brickyard middle school

>> All fields and any site amenities should be organic with no use of pesticides or chemicals.

>> The private partner must be required to ensure that any trash that is left behind after field use is removed immediately so that unsightly, rodent-attracting litter does not accumulate.

>> A towing company paid for by the private partner must be immediately available to local residents to tow cars that may be parked illegally on any surrounding neighborhood streets due to field usage.

>> The county should provide oversight of the private partner to ensure proper operation, and should take immediate corrective action.

>> A noise study should be conducted by someone other than interested parties (ie: possible private partners)

>> A pedestrian and bicycle impact study which includes weekend traffic should be conducted.

>> All improvements, including roads and driveways, should be paid for by the private partner.

>> A ten million dollar bonds should be posted to insure conformance by the private partner.

>>

>>

>

Sent from my iPad

Attachment D
Email Responses to Brickyard RFP

From

Susana Wang

Subject

Date

RFP for the purposed Brickyard Soccer Complex

8/25/2011

My name is Susana Wang, I live at 10617 Rock Run Dr., Potomac, MD 20854. I would like to file my public comments regarding the RFP for the purposed Brickyard Soccer Complex

Here are my comments:

- Preserving the site as an organic farm - my choice.
- Hours of operation should be limited to 11AM to 5:30 PM on weekends only.
- No operation during weekdays to avoid overloading of residential roads serving the site.
- Sports field use must be limited to youths no older than high school age.
- Field use to be limited to the teams located with the geographic area which would be served by a Brickyard Middle school.No use of fields for tournaments, playoffs and/or championships.All fields and any site amenities should be organic with no use of pesticides or chemicals.
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- All improvements, including roads and driveways, should be paid for by the private partner.
- A ten million dollar bonds should be posted to insure conformance by

Attachment D
Email Responses to Brickyard RFP

the private partner.

Thanks,
Susana Wang
10617 Rock Run Dr
Potomac, MD 20854
301-299-8988

Attachment D
Email Responses to Brickyard RFP

From

Suzanne Shoemaker

Subject

Date

Brickyard Site

8/23/2011

To: Kassa Seyoum, Project Manager

I oppose a public-private partnership to place private use ball fields on the Brickyard Road site. This field with the existing organic farm is perfectly suited as an education center for Montgomery County Public Schools, especially with the recent passage in Maryland of the mandatory Environmental Literacy standard, also know as “No Child Left Inside.”

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Sincerely,

Suzanne Shoemaker

Attachment D
Email Responses to Brickyard RFP

From Tatjana Meerman

Subject	Date
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Brickyard Site	8/19/2011
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To: Kassa Seyoum, Project Manager

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In addition to the already underused Germantown Complex, there are quite a number of possible alternate sites for additional soccer fields. Some of these sites are in areas and populations in dire need of facilities, and where public access is much better than the Brickyard site. A few examples

Attachment D
Email Responses to Brickyard RFP

are:

Wheaton Regional, Wheaton, 20902
Llewellyn Sports Complex, Aspen Hill, 20906

We ask that you keep the organic farm to be used as an educational opportunity for our County's teachers and students to have hands on learning experiences about local food and agriculture and the soil and water that sustain us. As a school property, this is a much better use of the site than private soccer fields.

Sincerely,

Tatjana Meerman

Attachment D
Email Responses to Brickyard RFP

From

Victoria Cowles

Subject

Date

RFP for the soccer fields on Brickyard Rd

8/29/2011

Please include the following points when drafting your RFP for soccer fields on Brickyard Rd:

- >> Hours of operation should be limited to 11AM to 5:30 PM on weekends only.
- >> No operation during weekdays to avoid overloading of residential roads serving the site.
- >> Sports field use must be limited to youths no older than high school age.
- >> Field use to be limited to the teams located with the geographic area which would be served by a Brickyard Middle school.
- >> No use of fields for tournaments, playoffs and/or championships.
- >> All fields and any site amenities should be organic with no use of pesticides or chemicals.
- >> The private partner must be required to ensure that any trash that is left behind after field use is removed immediately so that unsightly, rodent-attracting litter does not accumulate.
- >> A towing company paid for by the private partner must be immediately available to local residents to tow cars that may be parked illegally on any surrounding neighborhood streets due to field usage.
- >> The county should provide oversight of the private partner to ensure proper operation, and should take immediate corrective action.
- >> A noise study should be conducted by someone other than interested parties (ie: possible private partners)
- >> A pedestrian and bicycle impact study which includes weekend traffic should be conducted.
- >> All improvements, including roads and driveways, should be paid for by the private partner.
- >> A ten million dollar bonds should be posted to insure conformance by the private partner.
- >>

Thank you kindly.
Victoria Cowles
8565 Horseshoe Ln
Potomac, MD 20854
301 983-2167

Attachment D
Email Responses to Brickyard RFP

Comments on Brickyard Rd. RFP

8/25/2011

These are my comments on your RFP to put soccer fields on the Brickyard Rd. school site.

- >> Hours of operation should be limited to 11AM to 5:30 PM on weekends only.
 - >> No operation during weekdays to avoid overloading of residential roads serving the site.
 - >> Sports field use must be limited to youths no older than high school age.
 - >> Field use to be limited to the teams located with the geographic area which would be served by a Brickyard Middle school.
 - >> No use of fields for tournaments, playoffs and/or championships.
 - >> All fields and any site amenities should be organic with no use of pesticides or chemicals.
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-

Attachment D
Email Responses to Brickyard RFP

accumulate.

>> A towing company paid for by the private partner must be immediately available to local residents to tow cars that may be parked illegally on any surrounding neighborhood streets due to field usage.

>> The county should provide oversight of the private partner to ensure proper operation, and should take immediate corrective action.

>> A noise study should be conducted by someone other than interested parties (ie: possible private partners)

>> A pedestrian and bicycle impact study which includes weekend traffic should be conducted.

>> All improvements, including roads and driveways, should be paid for by the private partner.

>> A ten million dollar bonds should be posted to insure conformance by the private partner.

>>

Thank you Kindly,
Victoria Cowles
8565 Horseshoe Ln.
Potomac, MD 20854
301 983-2167

Attachment D
Email Responses to Brickyard RFP

From

Virginia Richter

Subject

Date

Brickyard Site. Save the Farm!

8/19/2011

To: Kassa Seyoum, Project Manager

I oppose a public-private partnership to place private use ball fields on the Brickyard Road site. This field with the existing organic farm is perfectly suited as an education center for Montgomery County Public Schools, especially with the recent passage in Maryland of the mandatory Environmental Literacy standard, also know as “No Child Left Inside.”

This Montgomery County Public School (MCPS) property has been under the care and stewardship of Mr. Nick Maravell, under continuous organic management, for over 30 years. A 30 year-old organic seed farm with its soil improvements is not easily moved or re-established elsewhere. Thanks to its location far from conventional farms using Genetically Modified Organisms (GMO seeds), this farm’s heirloom and rare seed production is guaranteed to stay pure and organic.

The Potomac subregion has the least need in the County for additional soccer fields, according to the County’s most recent study. The Potomac zip code (20854) already has over 20 soccer field locations --many of which have multiple fields. Two more soccer fields are slated for Potomac already, one at the Community Center and one at the planned Greenbrier local park at Glen and Travilah Roads.

This 20 acre site does not meet the criteria for a regional facility, which must be 50 acres according to Maryland National Capital Park and Planning guidelines. Therefore, if there is no pressing local need and it is not appropriately sized to draw from a regional Country-wide need, then private use soccer fields should not be developed at this location.

In addition to the already underused Germantown Complex, there are quite a number of possible alternate sites for additional soccer fields. Some of these sites are in areas and populations in dire need of facilities, and where public access is much better than the Brickyard site. A few examples are:

Wheaton Regional, Wheaton, 20902

Llewellyn Sports Complex, Aspen Hill, 20906

We ask that you keep the organic farm to be used as an educational opportunity for our County’s teachers and students to have hands on learning experiences about local food and agriculture and the soil and water that sustain us. As a school property, this is a much better use of the site than private soccer fields.

Sincerely,
Virginia Richter

Attachment E

Attachment E

LICENSE AGREEMENT

THIS LICENSE, made this ~~2nd~~^{May} day of ~~April~~, 2011, by and between MONTGOMERY COUNTY, MARYLAND, a body corporate and politic and a political subdivision of the State of Maryland (the "County") and Nick's Organic Farm, LLC, (the "Licensee") and together "the Parties".

WITNESSETH:

WHEREAS, the County has leased from the Board of Education, by a lease dated April 19, 2011 and attached hereto as Exhibit A, twenty acres of land located on Brickyard Road, Potomac, Maryland, the "Site" or "Licensed Premises," for the purpose of developing ball fields, and;

WHEREAS, the land had been leased by the Board of Education to Nick's Organic Farm, LLC, but the lease expired March 22, 2011 and there is still has a crop in the ground, and;

WHEREAS, the Parties both desire to have the crop harvested and to allow the Licensee to temporarily continue to occupy the Site, and;

WHEREAS, the County is willing to grant a license to the Licensee, upon the terms and conditions set forth herein;

NOW, THEREFORE, in consideration of the foregoing and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the County hereby licenses to the Licensee, the Licensed Premises upon the following terms and conditions:

- I. LICENSED PREMISES: The Licensed Premises consist of a tract of land lying in Montgomery County, Maryland, as conveyed to the Board of Education by deed dated August 17, 1973, and recorded in Liber 4425 Folio 044, and containing approximately 20 acres and being further identified as tax ID# 10-001-1614590. The Licensed Premises are more particularly shown as hatched in red on tax map attached hereto as Exhibit B and made a part hereof.
- II. TERM: The term of this License shall consist of a base term and two (2) consecutive optional terms as described herein:

	Commencing	Terminating
Base Term	April 11, 2011	January 1, 2012
First Option	January 2, 2012	August 15, 2012
Second Option	August 15, 2012	December 31, 2012

Attachment E

- III. **LICENSE FEE:** Licensee hereby covenants and agrees to pay or cause to be paid to the County a License Fee of One Thousand Six Dollars and Forty-one Cents (\$1,006.41) for the Base Term, payable as a lump sum at license commencement. The License Fee for the First Optional Term shall be Eight Hundred Three Dollars and Seventy-three Cents (\$803.73), payable no later than January 12, 2012. The License Fee for the Second Optional Term shall be Four Hundred Eighty-five Dollars and Seventy-three Cents, payable no later than August 26, 2012. The License Fee shall be made payable to Montgomery County Government and delivered to the Office of Real Estate, 101 Monroe Street, 9th floor, Rockville, MD 20850.
- IV. **PURPOSE:** The Licensed Premises shall be used only for lawful and proper agricultural purposes. No grading, cutting of trees, removal of sod or topsoil and no installation of permanent or temporary structures, including fencing, shall be done without the prior written and express consent of the County. Licensee shall return the Licensed Premises to the original condition prior to the expiration of the term of this License or any extensions thereof. The Parties will conduct a site visit to establish the definition of "original condition." At a minimum, it will include Licensee removing all debris and sowing a grass cover crop, or other land treatment agreed upon by the Parties, prior to vacating. Licensee agrees to control all noxious weeds in accordance with the guidelines of the Maryland Department of Agriculture.
- V. **RENEWAL:** In order to exercise each Optional Term, the Licensee must notify the County, in writing, thirty days (30) before the commencement of the Optional Term of its desire to renew the License. The Parties will confer prior to the end of the then current term about the County's development schedule. If the County, in its sole discretion, determines that it can honor the full term of the upcoming Optional Term, the County will so notify the Licensee in writing. If the Licensee wishes to continue the License through the Optional Term, the Licensee shall give the County written notice of its desire to do so within seven (7) days of receiving the foregoing notice from the County. There will be no renewals beyond the Second Optional Term.
- VI. **CANCELLATION.** This License may be terminated by the Parties upon ten (10) days written notice given at any time during the Term. This License will terminate automatically upon the expiration of the Term or upon the Board of Education notifying the County that the Licensed Premises are required for public educational purposes. In the event of termination by the County, the Parties will work cooperatively to allow the Licensee to harvest any remaining crops. Upon the cancellation of this License by the Licensee, there shall be no reimbursement or abatement of the License Fee. Upon cancellation of this License by the County, the County and the Licensee shall negotiate an equitable apportionment and abatement of the License Fee for the remaining term of the License.

Attachment E

- VII. **LIABILITY:** Licensee shall indemnify, protect, defend and save the County harmless against all liabilities, loss, damages, judgments and expenses, including court costs and attorney's fees incurred or suffered by the County as a result of the negligence of, or failure of Licensee, his servants or employees to perform any covenant hereunder or for any claims, lawsuits, actions, injuries and property damage to person or property occurring upon the Licensed Premises, its appurtenances, or arising out of any operations which take place on the Site prior to termination of this License Agreement. The provisions of indemnification shall survive the termination of this License Agreement. Licensee will maintain a policy of general liability insurance at a minimum of \$1,000,000 per occurrence during the period of this License. The Licensee's General Liability Policy must list Montgomery County, Maryland as an additional insured and all insurance policies obtained by the Licensee as required by this License Agreement must provide that the Licensee will give the County written notice of amendment, cancellation, termination or non-renewal, no later than forty-five (45) days prior to amendment, cancellation, termination or non-renewal. Licensee shall also provide evidence of State mandated worker's compensation coverage.
- VIII. **DEFAULT:** Abandonment of Licensed Premises, lateness in excess of ten (10) days in payment of the license fee, a breach of any of the covenants or conditions of this License continuing for more than five (5) days after notice thereof from the County, death, dissolution, or commencement of any proceedings to dissolve Licensee, termination of existence, insolvency, business failure, appointment of a receiver, assignment for the benefit of creditors of all or part of the property of Licensee, or commencement of any proceedings under any bankruptcy or insolvency laws by or against Licensee shall be deemed a default by Licensee under this License. No failure on the part of the County to enforce any covenant or provision herein, nor the waiver of any right hereunder by the County shall discharge or invalidate such covenant or provision hereof, or affect the right of the County to enforce the same in the event of a subsequent breach or default.
- IX. **COMPLIANCE WITH LAWS:** Licensee shall comply with all applicable laws and regulations and obtain all permits and licenses necessary for the use of the Licensed Premises.
- X. **NON-DISCRIMINATION:** Licensee covenants that its use of the Licensed Premises will not result in discrimination on the basis of race, color, natural origin, sex, religion, age or disability.
- XI. **ASSIGNMENT AND SUBLEASING:** Licensee shall not have the right to and, shall not assign the Agreement nor sub-license the Licensed Premises or any portion thereof.
- XII. **COUNTY'S ACCESS:** The County, its employees or agents shall be permitted access to the Licensed Premises at all reasonable times for the purpose of the inspection or performing any work necessary for the reasonable protection of the

Attachment E

Licensed Premises or the public. During the planning stage for the ball fields, the County and its agents shall be permitted access for the purpose of performing soil testing. The County shall give the Licensee forty-eight (48) hour notice of the need to enter the Licensed Premises in order to coordinate access and will make every reasonable effort to minimize disruption of the farming activity. The County agrees to make every reasonable effort to respect the organic nature of the fields and will conduct access in a manner that allows Licensee to continue in compliance with the certification standards of the Maryland Department of Agriculture and the Code of Federal Regulations Title 7, Section 205.

- XIII. GOVERNANCE: This License shall be governed by construed and enforced in accordance with the laws of the State of Maryland.
- XIV. MAILING NOTICES: All notices required or desired to be given in accordance with this License by either party must be given by first class mail with a nationally recognized receipted delivery service, postage prepaid, addressed to the County or the Licensee, respectively. Notices to the Parties must be addressed as follows:

Licensee:

Nick's Organic Farm, LLC
8525 Horseshoe Lane
Potomac, MD 20854

County:

Montgomery County, Maryland
Department of General Services
Office of Real Estate
101 Monroe Street, 9th Floor
Rockville, Maryland 20850
Attn: Director of Real Estate

With a copy, that does not constitute Notice to:

Montgomery County, Maryland
Office of the County Attorney
101 Monroe Street, 3rd Floor
Rockville, Maryland 20850
Attn: County Attorney

Signatures on following page

Attachment E

IN WITNESS WHEREOF, the parties hereto have caused this agreement to be properly executed.

WITNESS:

By: Julie L. White

COUNTY:

MONTGOMERY COUNTY,
MARYLAND

By: Diane Schwartz Jones, ACO
for Timothy Firestone
Chief Administrative Officer

Date: 5/2/11

WITNESS:

By: Victoria Cook

LICENSEE:

NICK'S ORGANIC FARM, LLC

By: Nick Maravell
Nick Maravell, Authorized Member

Date: 4/20/11

APPROVED AS TO FORM &
LEGALITY OFFICE OF THE
COUNTY ATTORNEY

By: Debra Dwyer
Date: 4/26/11

RECOMMENDED

By: Cynthia L. Brenneman
Cynthia L. Brenneman, Director
Office of Real Estate

Date: 4/25/11